Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/15 Patterson Street, Ringwood East Vic 3135
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000 & \$950,000	Range between	\$870,000	&	\$950,000
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Median sale price

Median price	\$1,015,000	Pro	perty Type H	louse		Suburb	Ringwood East
Period - From	01/01/2024	to	31/12/2024	So	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	2/69 Bedford Rd RINGWOOD EAST 3135	\$910,000	26/12/2024
2	23A Byways Dr RINGWOOD EAST 3135	\$950,000	14/12/2024
3	8/37 William St RINGWOOD 3134	\$905,000	13/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/02/2025 12:03



Date of sale

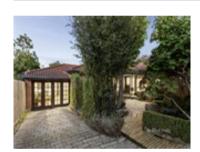






Indicative Selling Price \$870,000 - \$950,000 **Median House Price** Year ending December 2024: \$1,015,000

Comparable Properties



2/69 Bedford Rd RINGWOOD EAST 3135 (REI)

Price: \$910,000 Method: Private Sale Date: 26/12/2024

Property Type: Townhouse (Single) Land Size: 336 sqm approx

Agent Comments



23A Byways Dr RINGWOOD EAST 3135 (REI)

Agent Comments

Price: \$950,000 Method: Auction Sale Date: 14/12/2024

Property Type: House (Res) Land Size: 690 sqm approx

8/37 William St RINGWOOD 3134 (REI/VG)

Price: \$905,000 Method: Private Sale Date: 13/11/2024

Property Type: Townhouse (Single) Land Size: 246 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300





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