

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address Including suburb and postcode	69 Patterson Street, Ringwood East
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2,3 & 4	\$*	Or range between	\$580,000	&	\$620,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$668,500	Suburb	Ringwood East		
Period - From	Nov 2024	To	Oct 2025	Source	Realestate.com

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

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

### Address of comparable unit

### Price

### Date of sale

	2/13 Freeman Street, Ringwood East	\$587,729	June 18 <sup>th</sup> 2025
	1/ 2 Freeman Street, Ringwood East	\$673,560	June 25 <sup>th</sup> 2025
	2/1 David Street, Ringwood	\$625,000	June 5 <sup>th</sup> 2025

**OR**

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

This Statement of Information was prepared on:

November 5<sup>th</sup>, 2025