

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/57 PATTERSON STREET RINGWOOD EAST VIC 3135

Indicative selling price

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

Single Price

\$925,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5/33-35 OBAN ROAD RINGWOOD VIC 3134	\$928,000	22-Feb-25
3/10 UNSWORTH ROAD RINGWOOD NORTH VIC 3134	\$965,000	11-Nov-24
2/11 VICTORIA STREET RINGWOOD EAST VIC 3135	\$1,000,000	21-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 05 May 2025



5/33-35 OBAN ROAD RINGWOOD VIC 3134

3 2 2

Sold Price

\$928,000

Sold Date

22-Feb-25

Distance

1.68km



3/10 UNSWORTH ROAD RINGWOOD NORTH VIC 3134

3 2 2

Sold Price

\$965,000

Sold Date

11-Nov-24

Distance

1.91km



2/11 VICTORIA STREET RINGWOOD EAST VIC 3135

3 2 2

Sold Price

\$1,000,000

Sold Date

21-Nov-24

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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