

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 12/75-93 GLADESVILLE BOULEVARD, PATTERSON LAKES

Indicative selling price

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

Single price \$330,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$490,000 *House *Unit Suburb PATTERSON LAKES

01/10/2018 01/08/2018 to 31/10/2018 Source DOMAIN.COM

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	Price	Date of sale
1 28/75-93 GLADESVILLE BOULEVARD, PATTERSON LAKES	\$299,000	09/07/2018
2 38/75-93 GLADESVILLE BOULEVARD, PATTERSON LAKES	\$280,000	03/09/2018
3 26/75-93 GLADESVILLE BOULEVARD, PATTERSON LAKES	\$310,000	19/11/2018