

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

19/75-93 Gladesville Boulevard Patterson Lakes VIC 3197

Indicative selling price

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

Single Price

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,000

*House

*Unit

X

Suburb

Patterson Lakes

Period-from

01 Feb 2018

to

31 Jan 2019

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 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

12/75-93 Gladesville Boulevard Patterson Lakes VIC 3197	\$320,000	12-Dec-18
16/75-93 Gladesville Boulevard Patterson Lakes VIC 3197	\$262,500	09-Jan-19
38/75-93 Gladesville Boulevard Patterson Lakes VIC 3197	\$280,000	08-Sep-18

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.~~

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**12/75-93 Gladesville Boulevard
 Patterson Lakes VIC 3197**

 2  1  1

Sold Price ^{RS} **\$320,000** Sold Date **12-Dec-18**

Distance -



**16/75-93 Gladesville Boulevard
 Patterson Lakes VIC 3197**

 1  1  1

Sold Price ^{RS} **\$262,500**^{UN} Sold Date **09-Jan-19**

Distance -



**38/75-93 Gladesville Boulevard
 Patterson Lakes VIC 3197**

 2  1  1

Sold Price ^{RS} **\$280,000**^{UN} Sold Date **08-Sep-18**

Distance -

RS = Recent sale UN = Undisclosed Sale

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