

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

2/21-23 Canberra Street 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

or range
between

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Dec 2018

to

30 Nov 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 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

3/21-23 Canberra Street Patterson Lakes VIC 3197	\$651,000	05-Sep-19
1/15 Canberra Street Patterson Lakes VIC 3197	\$730,000	05-Oct-19
1/1 Canberra Street Patterson Lakes VIC 3197	\$742,500	13-Jul-19

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: 17 December 2019



3/21-23 Canberra Street Patterson Lakes VIC 3197

 3  1  2

Sold Price

\$651,000

Sold Date

05-Sep-19

Distance

0.02km



1/15 Canberra Street Patterson Lakes VIC 3197

 3  2  2

Sold Price

\$730,000

Sold Date

05-Oct-19

Distance

0.05km



1/1 Canberra Street Patterson Lakes VIC 3197

 3  2  2

Sold Price

\$742,500

Sold Date

13-Jul-19

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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