

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

6 Balarang Court, Patterson Lakes Vic 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$649,000

Median sale price

Median price \$865,000

House

X

Unit

Suburb Patterson Lakes

Period - From 01/04/2017

to

30/06/2017

Source REIV

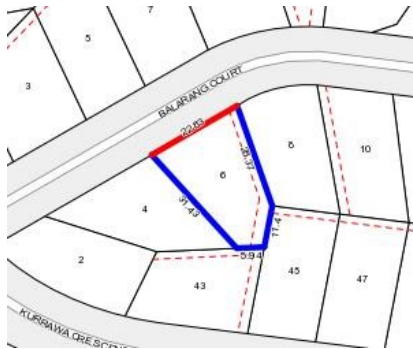
Comparable property sales (*Delete A or B below as applicable)

- 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	44 Kurrawa Cr PATTERSON LAKES 3197	\$645,000	19/10/2016
2	17 Terrigal Dr PATTERSON LAKES 3197	\$612,000	07/10/2016
3	8 Adelong Ct PATTERSON LAKES 3197	\$595,000	26/11/2016

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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Rooms:
Property Type: House
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
June quarter 2017: \$865,000

Comparable Properties



44 Kurrawa Cr PATTERSON LAKES 3197 (REI)

Agent Comments

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these comparable fall outside the 6 months, how ever within the year, as there is no current sales that are within the 6 months that are comparable.

Price: \$645,000
Method: Private Sale
Date: 19/10/2016
Rooms: 4
Property Type: House

17 Terrigal Dr PATTERSON LAKES 3197 (VG)

Agent Comments

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these comparable fall outside the 6 months, how ever within the year, as there is no current sales that are within the 6 months that are comparable.

Price: \$612,000
Method: Sale
Date: 07/10/2016
Rooms: -
Property Type: House (Res)
Land Size: 530 sqm approx



8 Adelong Ct PATTERSON LAKES 3197 (REI)

Agent Comments

3 1 4

these comparable fall outside the 6 months, how ever within the year, as there is no current sales that are within the 6 months that are comparable.

Price: \$595,000
Method: Auction Sale
Date: 26/11/2016
Rooms: 4
Property Type: House (Res)