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

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 229 Gladesville Boulevard, Patterson Lakes Vic 3197

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting			
Range betwee	\$2,000,000		&		\$2,200,000				
Median sale price									
Median price	\$1,170,000	Pro	Property Type Ho		louse		Suburb	Patterson Lakes	
Period - From	01/04/2021	to	31/03/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	16 Mascot Av BONBEACH 3196	\$2,150,000	18/03/2022
2			
3			

#### OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

05/05/2022 17:17









**Property Type:** House **Land Size:** 774 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending March 2022: \$1,170,000

# **Comparable Properties**



16 Mascot Av BONBEACH 3196 (REI)

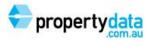


Price: \$2,150,000 Method: Private Sale Date: 18/03/2022 Property Type: House (Res) Land Size: 865 sqm approx Agent Comments

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.

#### Account - Hodges | P: 03 95846500 | F: 03 95848216





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