## 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	34 The Boulevard, Patterson Lakes Vic 3197
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$900,000	&	\$960,000
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### Median sale price

Median price	\$925,000	Pro	perty Type T	ownhouse		Suburb	Patterson Lakes
Period - From	30/01/2024	to	29/01/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	2 Scott Ct PATTERSON LAKES 3197	\$910,000	17/01/2025
2	3/21 Stanley St CARRUM 3197	\$960,000	22/11/2024
3	20 Scarborough Dr PATTERSON LAKES 3197	\$925,000	23/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/01/2025 11:57









Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$900,000 - \$960,000 Median Townhouse Price 30/01/2024 - 29/01/2025: \$925,000

# Comparable Properties



2 Scott Ct PATTERSON LAKES 3197 (REI)

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Price: \$910,000 Method: Private Sale Date: 17/01/2025 Property Type: House Land Size: 305 sqm approx **Agent Comments** 



3/21 Stanley St CARRUM 3197 (REI/VG)





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Agent Comments

Agent Comments

**Price:** \$960,000 **Method:** Private Sale **Date:** 22/11/2024

Property Type: Townhouse (Single)



20 Scarborough Dr PATTERSON LAKES 3197 (REI/VG)

3



3



Price: \$925,000 Method: Private Sale Date: 23/10/2024

**Property Type:** Townhouse (Single) **Land Size:** 129 sqm approx

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





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