

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

34 The Boulevard, Patterson Lakes Vic 3197

Indicative selling price

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

Range between \$900,000 & \$960,000

Median sale price

Median price \$925,000 Property Type Townhouse 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	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 comparable properties 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



3 2 2

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)

Agent Comments

3 2 2

Price: \$910,000

Method: Private Sale

Date: 17/01/2025

Property Type: House

Land Size: 305 sqm approx



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

Agent Comments

3 3 2

Price: \$960,000

Method: Private Sale

Date: 22/11/2024

Property Type: Townhouse (Single)



20 Scarborough Dr PATTERSON LAKES 3197 (REI/VG)

Agent Comments

3 3 2

Price: \$925,000

Method: Private Sale

Date: 23/10/2024

Property Type: Townhouse (Single)

Land Size: 129 sqm approx

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