

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

### Median sale price

Median price \$925,000 Property Type Townhouse Suburb Patterson Lakes

Period - From 20/02/2024 to 19/02/2025 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 | 1/5 Genoa Av BONBEACH 3196            | \$916,000 | 08/02/2025   |
| 2 | 2/39 Illawong Ct PATTERSON LAKES 3197 | \$930,000 | 06/02/2025   |
| 3 | 2 Scott Ct PATTERSON LAKES 3197       | \$910,000 | 17/01/2025   |

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:

20/02/2025 17:39



3   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$850,000 - \$935,000

**Median Townhouse Price**

20/02/2024 - 19/02/2025: \$925,000

## Comparable Properties



**1/5 Genoa Av BONBEACH 3196 (REI)**

Agent Comments

3   2   2

**Price:** \$916,000  
**Method:** Auction Sale  
**Date:** 08/02/2025  
**Property Type:** Townhouse (Res)



**2/39 Illawong Ct PATTERSON LAKES 3197 (REI)**

Agent Comments

4   2   1

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 06/02/2025  
**Property Type:** Townhouse (Single)



**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

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