## 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	\$850,000	&	\$935,000

### Median sale price

Median price	\$925,000	Pro	perty Type T	ownhouse		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

Add	dress 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 comparableproperties 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













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)







**3** 2

Price: \$916,000 Method: Auction Sale Date: 08/02/2025

Property Type: Townhouse (Res)

**Agent Comments** 



2/39 Illawong Ct PATTERSON LAKES 3197 (REI)

=1









Agent Comments

**Price:** \$930,000 **Method:** Private Sale **Date:** 06/02/2025

Property Type: Townhouse (Single)

2 Scott Ct PATTERSON LAKES 3197 (REI)

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





2

Agent Comments

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





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