

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

50/5 Thompson Road Patterson Lakes VIC 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,499

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

15/60-68 Gladesville Boulevard Patterson Lakes VIC 3197	\$525,000	18-Oct-21
3/17-23 Legana Court Patterson Lakes VIC 3197	\$520,000	05-Oct-21
4/19 Eel Race Road Carrum VIC 3197	\$526,888	27-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 31 January 2022



**15/60-68 Gladesville Boulevard
 Patterson Lakes VIC 3197**

 2  1  1

Sold Price **\$525,000** Sold Date **18-Oct-21**

Distance **0.56km**



**3/17-23 Legana Court Patterson
 Lakes VIC 3197**

 2  1  1

Sold Price **\$520,000** Sold Date **05-Oct-21**

Distance **0.85km**



**4/19 Eel Race Road Carrum VIC
 3197**

 2  1  2

Sold Price **\$526,888** Sold Date **27-Oct-21**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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