

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 6 SHELL COURT 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 \$850,000 & \$935,000

Median sale price

(*Delete house or unit as applicable)

Median price \$880,000 *House ☒ *Unit ☐ Suburb PATTERSON LAKES

Period - From MAY 2017 to OCTOBER 2017 Source PRICE FINDER

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
8 WEBSTER STREET PATTERSON LAKES	\$865,000	30/05/2017
75 HARBOUR DRIVE PATTERSON LAKES	\$875,000	11/03/2017
62 HARBOUR DRIVE PATTERSON LAKES	\$873,000	25/02/2017



OBrien Real Estate