

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 25A Canberra Street, Patterson Lakes, VIC 3197

Indicative selling price

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

Single Price \$1,249,000

Median sale price

Median price \$1,355,500 Property Type Townhouse Suburb Patterson Lakes (3197)

Period - From 01/07/2022 to 30/06/2023 Source pricefinder

Comparable property sales

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
16 NANDA COURT, PATTERSON LAKES VIC 3197	\$1,300,000	03/07/2023
4 MONACO AVENUE, BONBEACH VIC 3196	\$1,200,000	24/05/2023
60 PATTERSON STREET, BONBEACH VIC 3196	\$1,241,000	25/03/2023

This Statement of Information was prepared on: 07/08/2023