

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

11/2-20 Gladesville Boulevard, Patterson Lakes Vic 3197

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$550,000

Median sale price

Median price \$555,000

House

Unit

X

Suburb

Patterson Lakes

Period - From 01/07/2016

to

30/06/2017

Source

REIV

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		
2		
3		

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.



Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



7/7 Westley St CARRUM 3197 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 14/09/2017

Rooms: -

Property Type: Unit



1/90 Mcleod Rd CARRUM 3197 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 14/07/2017

Rooms: 3

Property Type: Unit

Land Size: 163 sqm approx

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.