



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**37 Terrigal Drive,  
PATTERSON LAKES 3197**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$660,000 -  
\$725,000**

### Median sale price

Median **House** for **PATTERSON LAKES** for period **Jul 2017 - Sep 2017**  
Sourced from **Pricefinder.com.au**.

**\$880,000**

### Comparable property sales

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 the most comparable to the property for sale.

**6 Balarang Court,**  
Patterson Lakes 3197

**Price \$670,000** Sold 16 September 2017

**1 Binda Court,**  
Patterson Lakes 3197

**Price \$695,000** Sold 06 May 2017

**3 Terrigal Drive,**  
Patterson Lakes 3197

**Price \$633,000** Sold 01 May 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Pricefinder.com.au](http://Pricefinder.com.au).

House



4 beds



2 baths



2 parking

### Contact agents



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