

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

6 The Boulevard 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,500

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jun 2020

to

31 May 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

13 The Boulevard Patterson Lakes VIC 3197	\$892,500	16-May-21
45 The Boulevard Patterson Lakes VIC 3197	\$1,317,000	22-Mar-21
8/16 Thompson Road Patterson Lakes VIC 3197	\$765,000	18-May-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: 14 June 2021



**13 The Boulevard Patterson Lakes
VIC 3197**

 3  2  2

Sold Price

^{RS} **\$892,500**

Sold Date

16-May-21

Distance

0.05km



**45 The Boulevard Patterson Lakes
VIC 3197**

 3  2  2

Sold Price

^{RS} **\$1,317,000**

Sold Date

22-Mar-21

Distance

0.07km



**8/16 Thompson Road Patterson
Lakes VIC 3197**

 3  2  2

Sold Price

^{RS} **\$765,000**

Sold Date

18-May-21

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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