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

5/60-68 GLADESVILLE 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 rang betwee	-	\$550,000	&	\$605,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$715,000	Prop	erty type	e Unit		Suburb	Patterson Lakes				
Period-from	01 Jul 2023	to	30 Jun 2	2024	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	
14/60-68 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$510,000	21-Feb-24	
38 MELALEUCA DRIVE CARRUM VIC 3197	\$700,000	20-Apr-24	
15/74-76 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$678,000	17-Jan-24	

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: 11 July 2024



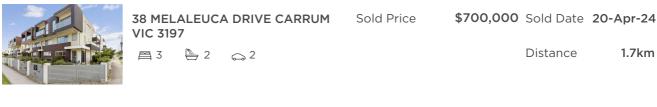
consumer.vic.gov.au

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14/60-68 GLADESVILLE
BOULEVARD PATTERSON LAKES Sold Price \$510,000 Sold Date 21-Feb-24 VIC 3197 1 □ 2 Distance 0.01km





15/74-76 GLADESVILLE BOULEVARD PATTERSON LAKES	Sold Price	\$678,000 Sold Date	17-Jan-24
		Distance	0.14km

RS = Recent sale UN = Undisclosed Sale

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