

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 range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jul 2023

to

30 Jun 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



**14/60-68 GLADESVILLE
 BOULEVARD PATTERSON LAKES
 VIC 3197**

 2  1  2

Sold Price **\$510,000** Sold Date **21-Feb-24**

Distance **0.01km**



**38 MELALEUCA DRIVE CARRUM
 VIC 3197**

 3  2  2

Sold Price **\$700,000** Sold Date **20-Apr-24**

Distance **1.7km**



**15/74-76 GLADESVILLE
 BOULEVARD PATTERSON LAKES
 VIC 3197**

 2  2  1

Sold Price **\$678,000** Sold Date **17-Jan-24**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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