

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 46 Pier One Drive, Patterson Lakes VIC 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,357,500 Property type *House* Suburb *Patterson Lakes*

Period - From 01 Nov 21 to 31 Oct 22 Source Corelogic

Comparable property sales

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: 25.01.23