

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Balarang Court 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

\$645,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

*House

X

*Unit

Suburb

Patterson Lakes

Period-from

01 Nov 2017

to

31 Oct 2018

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 six 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 Balarang Court Patterson Lakes VIC 3197	\$655,000	07-Apr-18
6 Adelong Court Patterson Lakes VIC 3197	\$660,000	16-Jan-18
51 Kurrawa Crescent Patterson Lakes VIC 3197	\$650,000	07-Nov-17

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 six months.~~

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14 Balarang Court Patterson Lakes
VIC 3197

Sold Price

\$655,000

Sold Date 07-Apr-18

3 1 2

Distance 0.05km



6 Adelong Court Patterson Lakes
VIC 3197

Sold Price

\$660,000

Sold Date 16-Jan-18

3 1 2

Distance 0.06km



51 Kurrawa Crescent Patterson
Lakes VIC 3197

Sold Price

\$650,000

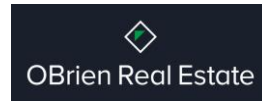
Sold Date 07-Nov-17

3 1 1

Distance 0.09km

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