

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 82 North shore, PATTERSON LAKES 3197

Indicative selling price

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

Range \$1,590,000 - \$1,680,000

Median sale price

Median **House** for **PATTERSON LAKES** for period **Nov 2018 - Oct 2019**

Sourced from **price finder**.

\$895,000

Comparable property sales

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 the most comparable to the property for sale.

124 North Shore Drive ,
Patterson Lakes 3197

Price \$1,750,000 Sold 11
January 2019

96 North Shore Drive ,
Patterson Lakes 3197

Price \$1,755,000 Sold 11
October 2018

40 North Shore Drive ,
Patterson Lakes 3197

Price \$1,500,000 Sold 11
January 2019

This Statement of Information was prepared on 7th Dec 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from price finder.

House



4 beds



2 baths



2 parking

Asset Property Sales and Management

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Contact agents



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