

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 6/92-94 Gladesville Boulevard, Patterson Lakes 3197

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$470,000 Unit X Suburb Patterson Lakes

Period - From 1 May 2016 to 1 May 2017 Source REA

Comparable property sales

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
11/41 Gladesville Boulevard, Patterson Lakes	\$645,000	01/04/2017
6/7-11 Ocean Reef Drive, Patterson Lakes	\$575,000	21/01/2017
23/3 Inner Harbour Drive, Patterson Lakes	\$570,000	24/04/2017

Property offered for sale by

Agent Name and
Contact Details Anna Bassett – Nicholas Lynch Pty Ltd
0407140197
anna.bassett@nl.com.au

DATE Prepared: 22/05/2017