

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

5/19 NORTH SHORE DRIVE 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

\$440,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Apr 2023

to

31 Mar 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

6/19 NORTH SHORE DRIVE PATTERSON LAKES VIC 3197	\$460,000	08-Jan-24
26/60-68 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$465,000	02-Feb-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: 23 April 2024



**6/19 NORTH SHORE DRIVE
 PATTERSON LAKES VIC 3197**

 2  1  1

Sold Price **\$460,000** Sold Date **08-Jan-24**

Distance **0km**



**26/60-68 GLADESVILLE
 BOULEVARD PATTERSON LAKES
 VIC 3197**

 2  1  1

Sold Price **\$465,000** Sold Date **02-Feb-24**

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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