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

1 CORAL ISLAND 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 rang betwee		\$2,400,000	&	\$2,600,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$1,345,000	Prop	operty type House		Suburb	Patterson Lakes	
Period-from	01 Nov 2022	to	31 Oct 20	023	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	
25 CURLEW POINT DRIVE PATTERSON LAKES VIC 3197	\$2,600,000	28-Sep-23	
16 BEACHCOMBER COURT PATTERSON LAKES VIC 3197	\$2,400,000	22-Jun-23	

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 November 2023



consumer.vic.gov.au



Paul Richards

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Sold Price

E Paul@bekdonrichards.com.au

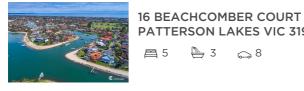
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25 CURLEW POINT DRIVE **PATTERSON LAKES VIC 3197** ₽4 ₽2

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Distance	0.5km

^{RS}\$2,600,000 Sold Date 28-Sep-23



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RS = Recent sale UN = Undisclosed Sale

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