

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 range
between

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,345,000

Property type

House

Suburb

Patterson Lakes

Period-from

01 Nov 2022

to

31 Oct 2023

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



**25 CURLEW POINT DRIVE
PATTERSON LAKES VIC 3197**

4 4 2

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

Distance **0.5km**



**16 BEACHCOMBER COURT
PATTERSON LAKES VIC 3197**

5 3 8

Sold Price **\$2,400,000** Sold Date **22-Jun-23**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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