

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

49/60-68 Gladesville Boulevard 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

\$575,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jan 2019

to

31 Dec 2019

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

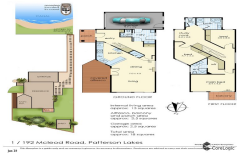
Date of sale

1/192 McLeod Road Patterson Lakes VIC 3197	\$740,000	13-Jan-20
3/10-11 Rhode Island Patterson Lakes VIC 3197	\$770,000	14-Dec-19
45C McLeod Road Carrum VIC 3197	\$605,000	14-Aug-19

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: 22 January 2020



1/192 McLeod Road Patterson Lakes VIC 3197

3 2 2

Sold Price ^{RS} **\$740,000** ^{UN}

Sold Date **13-Jan-20**

Distance **0.76km**



3/10-11 Rhode Island Patterson Lakes VIC 3197

3 2 2

Sold Price

\$770,000

Sold Date **14-Dec-19**

Distance **0.87km**



45C McLeod Road Carrum VIC 3197

3 2 2

Sold Price

\$605,000

Sold Date **14-Aug-19**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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