

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

3 Royal Charlotte 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Patterson Lakes

Period-from

01 Nov 2018

to

31 Oct 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

2 Royal Charlotte Drive Patterson Lakes VIC 3197	\$970,000	02-Oct-19
2 Harbour Drive Patterson Lakes VIC 3197	\$820,000	17-Jun-19
20 Nautilus Court Patterson Lakes VIC 3197	\$840,000	22-Jun-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: 25 November 2019

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2 Royal Charlotte Drive Patterson Lakes VIC 3197

4 2 2

Sold Price

\$970,000

Sold Date

02-Oct-19

Distance

0.05km



2 Harbour Drive Patterson Lakes VIC 3197

4 2 2

Sold Price

\$820,000

Sold Date

17-Jun-19

Distance

0.13km



20 Nautilus Court Patterson Lakes VIC 3197

4 2 2

Sold Price

\$840,000

Sold Date

22-Jun-19

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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