

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

15/74 Gladesville Boulevard, Patterson Lakes Vic 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$670,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Patterson Lakes

Period - From 01/10/2022 to 30/09/2023 Source REIV

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 six 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	19/74-76 Gladesville Blvd PATTERSON LAKES 3197	\$650,000	20/11/2023
2	12/17-23 Legana Ct PATTERSON LAKES 3197	\$610,000	16/09/2023
3	19/3 Inner Harbour Dr PATTERSON LAKES 3197	\$580,000	23/10/2023

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 six months.~~

This Statement of Information was prepared on:

19/12/2023 09:36



2 bedrooms - 1 car

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

Year ending September 2023: \$710,000

Comparable Properties



19/74-76 Gladesville Blvd PATTERSON LAKES 3197 (REI) **Agent Comments**

2 bedrooms 2 bathrooms 1 car

Price: \$650,000

Method: Private Sale

Date: 20/11/2023

Property Type: House



12/17-23 Legana Ct PATTERSON LAKES 3197 (REI) **Agent Comments**

2 bedrooms 1 bathroom 1 car

Price: \$610,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit



19/3 Inner Harbour Dr PATTERSON LAKES 3197 (REI) **Agent Comments**

2 bedrooms 2 bathrooms 1 car

Price: \$580,000

Method: Private Sale

Date: 23/10/2023

Property Type: Unit

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799