

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 4 Kurrawa Crescent, Patterson Lakes, VIC 3197

Indicative selling price

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

Range between \$660,000 & \$700,000

Median sale price

Median price \$896,000 House ☒ Suburb Patterson Lakes

Period - From 27/08/2017 to 27/08/2018 Source Propertyvalue.com.au

Comparable property sales

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. 12/16 Thompson Rd, Patterson Lakes, VIC 3197	\$710,000	19/08/2018
2. 6 Kurrawa Crescent, Patterson Lakes, VIC 3197	\$625,000	10/08/2018
3. 2 Terrigal Drive, Patterson Lakes, VIC 3197	\$688,000	04/07/2018