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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

17 Boloka Court Patterson Lakes VIC 3197

5 2 -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median Sale Price

\$960,000 Houses in Patterson lakes between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**7 Terrigal Drive Patterson Lakes VIC 3197**

3 2 2

Sold Price

**\$701,500**

Sold Date

**18-Aug-18**

Distance

**0.08km**



**13 Colac Court Patterson Lakes VIC 3197**

3 1 2

Sold Price

<sup>RS</sup> **\$621,000**

Sold Date

**26-Mar-19**

Distance

**0.12km**



**2 Terrigal Drive Patterson Lakes VIC 3197**

3 1 2

Sold Price

**\$688,000**

Sold Date

**04-Jul-18**

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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