



**Rooms:**

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**2/65 Chelsea Rd CHELSEA 3196 (REI/VG)**



Agent Comments

Just over 2km away

**Price:** \$603,000

**Method:** Auction Sale

**Date:** 26/11/2016

**Rooms:** 5

**Property Type:** Unit



**68a Valetta St CARRUM 3197 (REI/VG)**



Agent Comments

Just over 2 km away and a little longer than 6 months

**Price:** \$585,000

**Method:** Private Sale

**Date:** 24/07/2016

**Rooms:** 3

**Property Type:** Townhouse (Single)

**Land Size:** 178 sqm



**3/22 Bondi Rd BONBEACH 3196 (REI)**



Agent Comments

**Price:** \$566,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Rooms:** 5

**Property Type:** Unit

## 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

1/30-36 Gladesville Boulevard, Patterson Lakes Vic 3197

**Indicative selling price**

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

Range between \$550,000 & \$605,000

**Median sale price**

Median price \$545,000

Unit X

Suburb Patterson Lakes

Period - From 01/04/2016 to 31/03/2017

Source REIV

**Comparable property sales**

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
2/65 Chelsea Rd CHELSEA 3196	\$603,000	26/11/2016
68a Valetta St CARRUM 3197	\$585,000	24/07/2016
3/22 Bondi Rd BONBEACH 3196	\$566,000	04/03/2017