

## 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

17 Governor Arthur Drive 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$920,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$869,000

Property type

House

Suburb

Patterson Lakes

Period-from

01 Feb 2019

to

31 Jan 2020

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	21-Sep-19
49 The Parkway Patterson Lakes VIC 3197	\$900,000	15-Aug-19
52-54 The Parkway Patterson Lakes VIC 3197	\$902,000	14-Oct-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: 13 February 2020



## 2 Royal Charlotte Drive Patterson Lakes VIC 3197

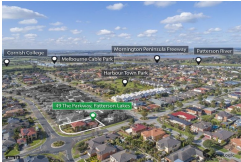
Sold Price

**\$970,000**

Sold Date

**21-Sep-19**
 4  2  2

Distance

**0.08km**


## 49 The Parkway Patterson Lakes VIC 3197

Sold Price

**\$900,000**

Sold Date

**15-Aug-19**
 4  2  4

Distance

**0.34km**


## 52-54 The Parkway Patterson Lakes VIC 3197

Sold Price

**\$902,000**

Sold Date

**14-Oct-19**
 4  2  2

Distance

**0.44km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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