

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

4 Erinka Crescent Patterson Lakes VIC 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Patterson Lakes

Period-from

01 May 2020

to

30 Apr 2021

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

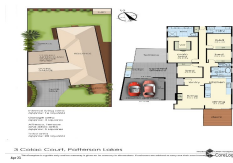
Date of sale

3 Colac Court Patterson Lakes VIC 3197	\$1,025,000	16-Apr-21
143 Gladesville Boulevard Patterson Lakes VIC 3197	\$985,000	23-Feb-21
158 Gladesville Boulevard Patterson Lakes VIC 3197	\$970,000	02-Mar-21

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: 03 May 2021



3 Colac Court Patterson Lakes VIC 3197

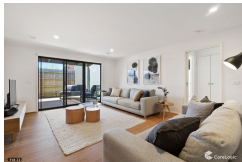
Sold Price

^{RS} **\$1,025,000**

Sold Date

16-Apr-21
 4
 2
 4

Distance

0.29km


143 Gladesville Boulevard Patterson Lakes VIC 3197

Sold Price

\$985,000

Sold Date

23-Feb-21
 3
 2
 5

Distance

0.4km


158 Gladesville Boulevard Patterson Lakes VIC 3197

Sold Price

\$970,000

Sold Date

02-Mar-21
 3
 2
 2

Distance

0.41km
RS = Recent sale

UN = Undisclosed Sale

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