

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

2 OASIS COURT 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,750

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jul 2021

to

30 Jun 2022

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

6A OLD WELLS ROAD PATTERSON LAKES VIC 3197	\$750,000	07-Apr-22
5 OASIS COURT PATTERSON LAKES VIC 3197	\$655,000	19-Mar-22

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: 11 July 2022

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6A OLD WELLS ROAD PATTERSON LAKES VIC 3197 Sold Price ^{RS} **\$750,000** Sold Date **07-Apr-22**

3 2 2

Distance **0.58km**



5 OASIS COURT PATTERSON LAKES VIC 3197 Sold Price **\$655,000** Sold Date **19-Mar-22**

2 1 1

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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