

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

47/117 McLeod Road 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

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Dec 2018

to

30 Nov 2019

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

45/5 Thompson Road Patterson Lakes VIC 3197	\$585,000	23-May-19
416/109 McLeod Road Patterson Lakes VIC 3197	\$525,000	16-Jun-19
512/109 McLeod Road Patterson Lakes VIC 3197	\$623,290	19-Aug-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: 10 December 2019


45/5 Thompson Road Patterson Lakes VIC 3197

 2
  2
  1

Sold Price

\$585,000

Sold Date

23-May-19

Distance

0.41km

416/109 McLeod Road Patterson Lakes VIC 3197

 2
  2
  1

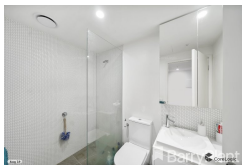
Sold Price

^{RS} **\$525,000**

Sold Date

16-Jun-19

Distance

0.19km

512/109 McLeod Road Patterson Lakes VIC 3197

 3
  2
  2

Sold Price

^{RS} **\$623,290** ^{UN}

Sold Date

19-Aug-19

Distance

0.19km

61/117 McLeod Road Patterson Lakes VIC 3197

 2
  2
  2

Sold Price

\$650,000

Sold Date

20-Dec-18

Distance

-
RS = Recent sale

UN = Undisclosed Sale

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