

## 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 28 Scarborough 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)

Range between \$640,000 & \$680,000

#### Median sale price

Median price \$557,750 House Unit X Suburb Patterson Lakes

Period - From 01/07/2017 to 30/06/2018 Source REIV

#### 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 six 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 |
|---|----------------------------------|-----------|--------------|
| 1 | 2/5 Harding Av BONBEACH 3196     | \$723,000 | 28/02/2018   |
| 2 | 1/523-525 Station St CARRUM 3197 | \$690,000 | 04/05/2018   |
| 3 | 2/36 Melaleuca Dr CARRUM 3197    | \$670,000 | 05/04/2018   |

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 six months.



3 2 1

**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 127 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$680,000  
**Median Unit Price**  
Year ending June 2018: \$557,750

## Comparable Properties



**2/5 Harding Av BONBEACH 3196 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$723,000  
**Method:** Private Sale  
**Date:** 28/02/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 70 sqm approx



**1/523-525 Station St CARRUM 3197 (REI)**

**Agent Comments**

3 2 2

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 04/05/2018  
**Rooms:** 4  
**Property Type:** Townhouse (Single)



**2/36 Melaleuca Dr CARRUM 3197 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 05/04/2018  
**Rooms:** -  
**Property Type:** Townhouse (Single)