

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

2 Curlew Point Drive 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

\$1,400,000

&

\$1,500,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$926,500

\*House

X

\*Unit

Suburb

Patterson Lakes

Period-from

01 Jul 2018

to

30 Jun 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

|                                                |             |           |
|------------------------------------------------|-------------|-----------|
| 16 Curlew Point Drive Patterson Lakes VIC 3197 | \$1,455,000 | 13-Apr-19 |
| 8 Ibis Court Patterson Lakes VIC 3197          | \$1,450,000 | 07-May-19 |
| 5 Mariners Island Patterson Lakes VIC 3197     | \$1,447,000 | 30-Mar-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.~~

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## 16 Curlew Point Drive Patterson Lakes VIC 3197

4 2 2

Sold Price **\$1,455,000** Sold Date **13-Apr-19**

Distance **0.12km**



## 8 Ibis Court Patterson Lakes VIC 3197

4 2 2

Sold Price **\$1,450,000** Sold Date **07-May-19**

Distance **0.5km**



## 5 Mariners Island Patterson Lakes VIC 3197

4 3 4

Sold Price **\$1,447,000** Sold Date **30-Mar-19**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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