

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

5 William Salthouse Way 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

\$1,450,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Patterson Lakes

Period-from

01 Mar 2021

to

28 Feb 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

103 Station Street Aspendale VIC 3195	\$1,450,000	09-Sep-21
8 Fourth Avenue Aspendale VIC 3195	\$1,370,000	24-Nov-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.

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OBrien Real Estate

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103 Station Street Aspendale VIC 3195

Sold Price

\$1,450,000

Sold Date

09-Sep-21



4



2



4

Distance

4.83km



8 Fourth Avenue Aspendale VIC 3195

Sold Price

\$1,370,000

Sold Date

24-Nov-21



4



2



4

Distance

3.86km

RS = Recent sale

UN = Undisclosed Sale

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