

## 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

26/60-68 GLADESVILLE BOULEVARD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/60-68 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$480,000	25-May-23
9/60-68 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$605,000	20-Feb-23
19/60-68 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$610,000	04-Mar-23

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: 21 November 2023

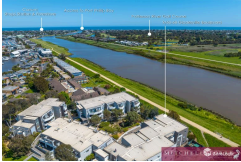


**2/60-68 GLADESVILLE  
 BOULEVARD PATTERSON LAKES  
 VIC 3197**

 2  1  1

Sold Price **\$480,000** Sold Date **25-May-23**

Distance **0km**



**9/60-68 GLADESVILLE  
 BOULEVARD PATTERSON LAKES  
 VIC 3197**

 3  2  2

Sold Price **\$605,000** Sold Date **20-Feb-23**

Distance **0km**



**19/60-68 GLADESVILLE  
 BOULEVARD PATTERSON LAKES  
 VIC 3197**

 2  1  2

Sold Price **\$610,000** Sold Date **04-Mar-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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