

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

25 The Boulevard, Patterson Lakes Vic 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Patterson Lakes

Period - From

28/10/2020

to

27/10/2021

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	2/32 Valetta St CARRUM 3197	\$1,145,000	25/08/2021
2	1/24 Canberra St CARRUM 3197	\$1,135,000	29/05/2021
3	38 Dahmen St CARRUM 3197	\$1,112,000	17/07/2021

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.~~

This Statement of Information was prepared on:

28/10/2021 11:56



Property Type: House (Previously Occupied - Detached)

Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

28/10/2020 - 27/10/2021: \$1,100,000

Comparable Properties



2/32 Valetta St CARRUM 3197 (REI/VG)

Agent Comments



Price: \$1,145,000

Method: Sold Before Auction

Date: 25/08/2021

Property Type: House (Res)

Land Size: 604 sqm approx



1/24 Canberra St CARRUM 3197 (REI/VG)

Agent Comments



Price: \$1,135,000

Method: Auction Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 340 sqm approx



38 Dahmen St CARRUM 3197 (REI/VG)

Agent Comments



Price: \$1,112,000

Method: Auction Sale

Date: 17/07/2021

Property Type: House (Res)

Land Size: 308 sqm approx