

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

16 Colac Court 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

*House

X

*Unit

Suburb

Patterson Lakes

Period-from

01 Feb 2018

to

31 Jan 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 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

4 Kurrawa Crescent Patterson Lakes VIC 3197	\$645,000	14-Oct-18
2A Canberra Street Carrum VIC 3197	\$647,500	12-Dec-18
13 North Shore Drive Patterson Lakes VIC 3197	\$654,500	23-Jan-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 six months.~~

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OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



4 Kurrawa Crescent Patterson Lakes VIC 3197

3 1 2

Sold Price **\$645,000** Sold Date **14-Oct-18**

Distance **0.27km**



2A Canberra Street Carrum VIC 3197

3 2 2

Sold Price ^{RS} **\$647,500** Sold Date **12-Dec-18**

Distance **1.19km**



13 North Shore Drive Patterson Lakes VIC 3197

3 2 2

Sold Price **\$654,500** Sold Date **23-Jan-19**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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