

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

13 North Shore 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

\$665,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

*House

X

*Unit

Suburb

Patterson Lakes

Period-from

01 Jan 2018

to

31 Dec 2018

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

2/8-10 Dahmen Street Carrum VIC 3197	\$734,000	24-Sep-18
5/36 Melaleuca Drive Carrum VIC 3197	\$670,000	19-Dec-18
3 Valetta Street Carrum VIC 3197	\$710,000	08-Aug-18

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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2/8-10 Dahmen Street Carrum VIC 3197

Sold Price

\$734,000

Sold Date

24-Sep-18

 3

 2

 2

Distance

0.85km



5/36 Melaleuca Drive Carrum VIC 3197

Sold Price

\$670,000

Sold Date

19-Dec-18

 3

 2

 2

Distance

1.3km



3 Valetta Street Carrum VIC 3197

Sold Price

\$710,000

Sold Date

08-Aug-18

 3

 2

 2

Distance

1.54km

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