

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 19 The Boulevard, Patterson Lakes

Indicative selling price

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

Single price or range between \$940,000 & \$1,034,000

Median sale price

Median price \$900,000 Property type House Suburb Patterson Lakes

Period - From 1/1/19 to 31/12/19 Source Price Finder

Comparable property sales

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- 10a Paulson Street, Carrum	\$1,000,000	7/10/19
2- 15b Seafarer Court, Patterson Lakes	\$990,000	2/12/19
3- 1/23 Stanley Street, Carrum	\$945,000	31/12/19

This Statement of Information was prepared on: 11th March 2020