

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

3/7-11 OCEAN REEF 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

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Feb 2022

to

31 Jan 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

13 OASIS COURT PATTERSON LAKES VIC 3197	\$735,000	06-Dec-22
2 OASIS COURT PATTERSON LAKES VIC 3197	\$730,000	13-Aug-22

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: 02 February 2023



13 OASIS COURT PATTERSON LAKES VIC 3197

 2  1  2

Sold Price

^{RS} **\$735,000** Sold Date **06-Dec-22**

Distance **0.31km**



2 OASIS COURT PATTERSON LAKES VIC 3197

 3  1  3

Sold Price

\$730,000 Sold Date **13-Aug-22**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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