

## 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

1/30 Colac Court Patterson Lakes VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Oct 2019

to

30 Sep 2020

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

39/117 McLeod Road Patterson Lakes VIC 3197	\$590,000	14-May-20
6 Lexington Place Carrum VIC 3197	\$600,000	18-Jul-20
15 Kiah Court Patterson Lakes VIC 3197	\$612,500	19-May-20

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: 26 October 2020

Brian Lewin  
M 0434 047 939  
E [brian@lewinrealestate.com.au](mailto:brian@lewinrealestate.com.au)



**39/117 McLeod Road Patterson Lakes VIC 3197**

3 2 1

Sold Price **\$590,000** Sold Date **14-May-20**

Distance **0.97km**



**6 Lexington Place Carrum VIC 3197**

3 1 2

Sold Price **\$600,000** Sold Date **18-Jul-20**

Distance **1.19km**



**15 Kiah Court Patterson Lakes VIC 3197**

3 2 1

Sold Price **\$612,500** Sold Date **19-May-20**

Distance **1.54km**

RS = Recent sale      UN = Undisclosed Sale

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