

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

250 McLeod Road,  
PATTERSON LAKES 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,140,000 - \$1,250,000**

### Median sale price

Median **House** for **PATTERSON LAKES** for period **Sep 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$895,000**

### 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 the most comparable to the property for sale.

**2 Iluka Island,**  
Patterson Lakes 3197

Price **\$1,320,000** Sold 22  
June 2017

**202 McLeod Rd,**  
Patterson Lakes 3197

Price **\$1,370,000** Sold 31  
October 2017

**8 Bream Bay,**  
Patterson Lakes 3197

Price **\$1,250,000** Sold 01  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

4 parking

### Asset Property Sales and Management

404 Nepean Highway,  
Chelsea VIC 3196

### Contact agents

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