

#### 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	4/16 Thompson Road, Patterson Lakes Vic 3197
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$620,000	&	\$682,000
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#### Median sale price

Median price	\$560,000	Hou	se	Unit	Х	Subu	Patterson Lakes
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	2/4 Tonbridge St CARRUM 3197	\$700,000	08/08/2017
2	6 Matilda Way BONBEACH 3196	\$660,000	22/07/2017
3	6/16 Thompson Rd PATTERSON LAKES 3197	\$620,000	04/05/2017

#### 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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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## hockingstuart









Rooms:

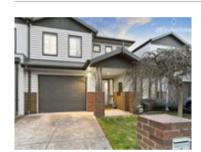
Property Type: House (Previously

Occupied - Detached) Agent Comments

**Indicative Selling Price** \$620,000 - \$682,000 **Median Unit Price** 

Year ending September 2017: \$560,000

### Comparable Properties



2/4 Tonbridge St CARRUM 3197 (REI)





Price: \$700,000 Method: Private Sale Date: 08/08/2017

Rooms: 5

Property Type: Townhouse (Single)

Agent Comments

A newer townhouse than subject property, but location very similar.



6 Matilda Way BONBEACH 3196 (REI)





Price: \$660.000 Method: Private Sale Date: 22/07/2017

Rooms: 5

Property Type: Townhouse (Single)

**Agent Comments** 

6/16 Thompson Rd PATTERSON LAKES 3197

(VG)







**Agent Comments** 

In same group, but not in as good condition at time of sale.

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Price: \$620,000 Method: Sale Date: 04/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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