

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

4/16 Thompson Road, Patterson Lakes Vic 3197

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000

&

\$682,000

Median sale price

Median price \$560,000

House

Unit

X

Suburb

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.

	Address 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.



3 -

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)**

3 2 1

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)**

3 2 2

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)

3 - -

Price: \$620,000

Method: Sale

Date: 04/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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