

## 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

310/109 McLeod Road 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

\$485,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Mar 2020

to

28 Feb 2021

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

306/109 McLeod Road Patterson Lakes VIC 3197	\$495,000	04-Nov-20
414/109 McLeod Road Patterson Lakes VIC 3197	\$515,000	06-Jan-21
505/109 McLeod Road Patterson Lakes VIC 3197	\$550,000	27-Aug-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: 29 March 2021



**306/109 McLeod Road Patterson  
Lakes VIC 3197**

 2  2  1

Sold Price

**\$495,000**

Sold Date **04-Nov-20**

Distance

-



**414/109 McLeod Road Patterson  
Lakes VIC 3197**

 2  2  1

Sold Price

**\$515,000**

Sold Date **06-Jan-21**

Distance

-



**505/109 McLeod Road Patterson  
Lakes VIC 3197**

 2  2  1

Sold Price

**\$550,000**

Sold Date **27-Aug-20**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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