

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

60 Kurrawa Crescent, Patterson Lakes Vic 3197

Indicative selling price

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

Range between \$950,000 & \$1,030,000

Median sale price

Median price \$1,116,000 Property Type House Suburb Patterson Lakes

Period - From 01/04/2023 to 30/06/2023 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	8 Illawong Ct PATTERSON LAKES 3197	\$985,000	07/04/2023
2			
3			

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.~~

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Property Type: House (Previously Occupied - Detached)
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,030,000
Median House Price
June quarter 2023: \$1,116,000

Comparable Properties



8 Illawong Ct PATTERSON LAKES 3197 (VG)

Agent Comments

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Price: \$985,000
Method: Sale
Date: 07/04/2023
Property Type: House (Res)
Land Size: 586 sqm approx

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.