

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

46/5 Thompson Road Patterson Lakes VIC 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Sep 2020

to

31 Aug 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

2/8 Whatley Street Carrum VIC 3197	\$579,999	28-Apr-21
7/47 Patterson Street Bonbeach VIC 3196	\$539,000	07-Jul-21
10/97 Broadway Bonbeach VIC 3196	\$575,000	25-Mar-21

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: 13 September 2021



2/8 Whatley Street Carrum VIC 3197

 2  1  1

Sold Price

\$579,999

Sold Date

28-Apr-21

Distance

1.6km



7/47 Patterson Street Bonbeach VIC 3196

 2  1  1

Sold Price

\$539,000

Sold Date

07-Jul-21

Distance

1.66km



10/97 Broadway Bonbeach VIC 3196

 2  1  1

Sold Price

\$575,000

Sold Date

25-Mar-21

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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