

## 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

1A SUN RISE PATTERSON LAKES VIC 3197

### Indicative selling price

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

Single Price

or range  
between

\$840,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jun 2022

to

31 May 2023

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

17/16 THOMPSON ROAD PATTERSON LAKES VIC 3197	\$870,000	17-Feb-23
3/21-23 CANBERRA STREET PATTERSON LAKES VIC 3197	\$830,000	16-Mar-23

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: 06 June 2023


**17/16 THOMPSON ROAD  
PATTERSON LAKES VIC 3197**
 3    2    2

Sold Price

<sup>RS</sup> **\$870,000**   Sold Date   **17-Feb-23**

Distance   **0.65km**

**3/21-23 CANBERRA STREET  
PATTERSON LAKES VIC 3197**
 3    1    2

Sold Price

<sup>RS</sup> **\$830,000**   Sold Date   **16-Mar-23**

Distance   **1.11km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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