

## 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

2/28 Wyong Court 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

\$600,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Oct 2019

to

30 Sep 2020

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

14/16 Thompson Road Patterson Lakes VIC 3197	\$660,000	01-Aug-20
17/3 Inner Harbour Drive Patterson Lakes VIC 3197	\$650,000	20-Dec-19
15 Kiah Court Patterson Lakes VIC 3197	\$612,500	19-May-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: 27 October 2020

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**14/16 Thompson Road Patterson Lakes VIC 3197**

Sold Price

**\$660,000**

Sold Date **01-Aug-20**

 3  2  2

Distance **0.72km**



**17/3 Inner Harbour Drive Patterson Lakes VIC 3197**

Sold Price

**\$650,000**

Sold Date **20-Dec-19**

 3  2  1

Distance **0.84km**



**15 Kiah Court Patterson Lakes VIC 3197**

Sold Price

**\$612,500**

Sold Date **19-May-20**

 3  2  1

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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