

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

10/2-20 Gladesville Boulevard 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,500

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jun 2020

to

31 May 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

25/74-76 Gladesville Boulevard Patterson Lakes VIC 3197	\$580,000	12-Jan-21
7/3 Inner Harbour Drive Patterson Lakes VIC 3197	\$600,000	24-Oct-20
6/62 Golden Avenue Bonbeach VIC 3196	\$626,000	10-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: 04 June 2021



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**25/74-76 Gladesville Boulevard
Patterson Lakes VIC 3197**

2 2 1

Sold Price **\$580,000** Sold Date **12-Jan-21**

Distance **0.6km**



**7/3 Inner Harbour Drive Patterson
Lakes VIC 3197**

2 2 1

Sold Price **\$600,000** Sold Date **24-Oct-20**

Distance **0.95km**



**6/62 Golden Avenue Bonbeach VIC
3196**

2 1 1

Sold Price **\$626,000** Sold Date **10-Mar-21**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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