

## 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

13 The Boulevard 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 May 2020

to

30 Apr 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 8-30 Admirals Quay Patterson Lakes VIC 3197 | \$895,000 | 13-Nov-20 |
| 47 Church Road Carrum VIC 3197              | \$925,000 | 04-Jan-21 |
| 1/46 Church Road Carrum VIC 3197            | \$960,000 | 29-Oct-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: 03 May 2021



### 8-30 Admirals Quay Patterson Lakes VIC 3197

3 2 2

Sold Price **\$895,000** Sold Date **13-Nov-20**

Distance **0.99km**



### 47 Church Road Carrum VIC 3197

3 2 2

Sold Price <sup>RS</sup> **\$925,000** Sold Date **04-Jan-21**

Distance **1.17km**



### 1/46 Church Road Carrum VIC 3197

3 2 2

Sold Price **\$960,000** Sold Date **29-Oct-20**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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