

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

19 The Patch Road The Patch VIC 3792

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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

The Patch

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

7 Oconnors Road The Patch VIC 3792	\$760,000	18-May-20
15 Christian Grove Kallista VIC 3791	\$685,000	20-May-20
60 Upper Coonara Road Kallista VIC 3791	\$735,000	01-Jul-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: 29 October 2020



7 Oconnors Road The Patch VIC 3792

Sold Price **\$760,000** Sold Date **18-May-20**

3 2 2

Distance **0.26km**



15 Christian Grove Kallista VIC 3791

Sold Price **\$685,000** Sold Date **20-May-20**

2 1 1

Distance **0.92km**



60 Upper Coonara Road Kallista VIC 3791

Sold Price **\$735,000** Sold Date **01-Jul-20**

3 2 3

Distance **1.58km**

RS = Recent sale **UN** = Undisclosed Sale

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