

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

3/5 North Shore Drive 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

\$585,000

&

\$643,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,999

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Oct 2020

to

30 Sep 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

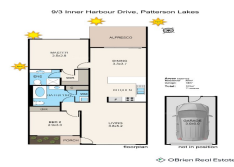
Date of sale

9/3 Inner Harbour Drive Patterson Lakes VIC 3197	\$625,000	17-Sep-21
21/3 Inner Harbour Drive Patterson Lakes VIC 3197	\$595,000	04-Dec-20
11/2-20 Gladesville Boulevard Patterson Lakes VIC 3197	\$599,999	23-Jun-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 October 2021



9/3 Inner Harbour Drive Patterson Lakes VIC 3197

2 2 1

Sold Price

RS

\$625,000

Sold Date

17-Sep-21

Distance

0.17km



21/3 Inner Harbour Drive Patterson Lakes VIC 3197

2 2 1

Sold Price

\$595,000

Sold Date

04-Dec-20

Distance

0.19km



11/2-20 Gladesville Boulevard Patterson Lakes VIC 3197

2 1 1

Sold Price

\$599,999

Sold Date

23-Jun-21

Distance

0.85km



15/74-76 Gladesville Boulevard Patterson Lakes VIC 3197

2 1 1

Sold Price

\$672,000

Sold Date

20-Mar-21

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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