

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

4 ILLAWONG COURT 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

\$1,040,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,000

Property type

House

Suburb

Patterson Lakes

Period-from

01 Mar 2021

to

28 Feb 2022

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

2 KALANG COURT PATTERSON LAKES VIC 3197	\$1,125,000	09-Feb-22
1 STEPHANIE COURT PATTERSON LAKES VIC 3197	\$1,170,000	11-Dec-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: 22 March 2022



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**2 KALANG COURT PATTERSON
LAKES VIC 3197**

Sold Price

\$1,125,000

Sold Date

09-Feb-22



4



2



3

Distance

0.2km



**1 STEPHANIE COURT PATTERSON
LAKES VIC 3197**

Sold Price

\$1,170,000

Sold Date

11-Dec-21



4



2



2

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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