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

6/92-94 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	\$870,000	&	\$930,000
Single Price		\$870,000	&	\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$599,999	Prop	erty type		Unit	Suburb	Patterson Lakes
Period-from	01 Oct 2020	to	30 Sep 2	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.

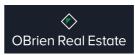
Address of comparable property	Price	Date of sale
13 The Boulevard Patterson Lakes VIC 3197	\$892,500	15-May-21
12 Matilda Way Bonbeach VIC 3196	\$920,000	30-Mar-21
2/18 Rigby Street Carrum VIC 3197	\$900,000	02-Oct-21

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: 12 October 2021





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13 The Boulevard Patterson Lakes VIC 3197

Sold Price

\$892,500 Sold Date 15-May-21

= 3

Distance

1km



12 Matilda Way Bonbeach VIC 3196 Sold Price

\$920,000 Sold Date **30-Mar-21**

= 3

Distance

1.26km



2/18 Rigby Street Carrum VIC 3197 Sold Price

RS \$900,000 Sold Date 02-Oct-21

1.37km

☎ 3

Distance

RS = Recent sale

UN = Undisclosed Sale

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