

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

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

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



OBrien Real Estate

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13 The Boulevard Patterson Lakes VIC 3197

Sold Price

\$892,500

Sold Date

15-May-21



3



2



2

Distance

1km



12 Matilda Way Bonbeach VIC 3196

Sold Price

\$920,000

Sold Date

30-Mar-21



3



2



2

Distance

1.26km



2/18 Rigby Street Carrum VIC 3197

Sold Price

^{RS} **\$900,000**

Sold Date

02-Oct-21



3



2



2

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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