

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

54 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

\$895,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Patterson Lakes

Period-from

01 Dec 2019

to

30 Nov 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 Stephanie Court Patterson Lakes VIC 3197	\$950,000	30-Oct-20
15 Trinity Court Patterson Lakes VIC 3197	\$1,040,000	14-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.

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7 Stephanie Court Patterson Lakes VIC 3197

Sold Price

^{RS}

\$950,000

Sold Date

30-Oct-20



4



2



2

Distance

0.59km



15 Trinity Court Patterson Lakes VIC 3197

Sold Price

\$1,040,000

Sold Date

14-Jul-20



4



2



2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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