

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

104/98 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jul 2022

to

30 Jun 2023

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

202/98 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$760,000	06-Feb-23
203/98 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$750,000	06-Feb-23
49/117 MCLEOD ROAD PATTERSON LAKES VIC 3197	\$682,500	18-Apr-23

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: 13 July 2023


**202/98 GLADESVILLE
BOULEVARD PATTERSON LAKES
VIC 3197**
 2  2  1

Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **06-Feb-23**

Distance **0km**

**203/98 GLADESVILLE
BOULEVARD PATTERSON LAKES
VIC 3197**
 2  2  1

Sold Price **\$750,000** Sold Date **06-Feb-23**

Distance **0km**

**49/117 MCLEOD ROAD
PATTERSON LAKES VIC 3197**
 2  2  2

Sold Price **\$682,500** Sold Date **18-Apr-23**

Distance **0.55km**
RS = Recent sale

UN = Undisclosed Sale

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