

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

301/98 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,310,000

Property type

Other

Suburb

Patterson Lakes

Period-from

01 Jan 2023

to

31 Dec 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

15/8 MAURY ROAD CHELSEA VIC 3196	\$495,000	17-Nov-23
27A MCLEOD ROAD CARRUM VIC 3197	\$517,500	09-Nov-23
4/8 VALETTA STREET CARRUM VIC 3197	\$630,000	02-Aug-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: 10 January 2024


15/8 MAURY ROAD CHELSEA VIC 3196

Sold Price

\$495,000

Sold Date

17-Nov-23
 2

 1

 1

Distance

2.64km

27A MCLEOD ROAD CARRUM VIC 3197

Sold Price

\$517,500

Sold Date

09-Nov-23
 1

 1

 1

Distance

1.61km

4/8 VALETTA STREET CARRUM VIC 3197

Sold Price

\$630,000

Sold Date

02-Aug-23
 1

 1

 -

Distance

1.76km
RS = Recent sale

UN = Undisclosed Sale

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