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<br>Including suburb and postcode | 48 PIER ONE DRIVE 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 | $2,000,000 | & | $2,200,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,345,000 | Property type | House | Suburb | Patterson Lakes |
| Period-from | 01 Nov 2022 | to | 31 Oct 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 |
|---|---|---|
| 19 PIER ONE DRIVE PATTERSON LAKES VIC 3197 | $1,800,000 | 21-Aug-23 |
| 26 SNAPPER POINT DRIVE PATTERSON LAKES VIC 3197 | $2,141,998 | 29-May-23 |
| 17 LONG ISLAND POINT PATTERSON LAKES VIC 3197 | $2,680,000 | 10-Jun-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: 09 November 2023

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**19 PIER ONE DRIVE PATTERSON LAKES VIC 3197**

4 4 4

Sold Price RS $1,800,000 Sold Date 21-Aug-23

Distance 0.1km



**26 SNAPPER POINT DRIVE PATTERSON LAKES VIC 3197**

4 2 2

Sold Price $2,141,998 Sold Date 29-May-23

Distance 0.5km



**17 LONG ISLAND POINT PATTERSON LAKES VIC 3197**

4 3 4

Sold Price $2,680,000 Sold Date 10-Jun-23

Distance 0.66km

**RS** = Recent sale **UN** = Undisclosed Sale

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