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	101/98 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	$570,000	&	$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	Unit	Suburb	Patterson Lakes
Period-from	01 Apr 2023	to	31 Mar 2024	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
104/98 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	$720,000	14-Mar-24
15/74-76 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	$678,000	17-Jan-24
15/117 MCLEOD ROAD PATTERSON LAKES VIC 3197	$681,000	19-Feb-24

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: 31 Jul 2024

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104/98 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197

2 2 1

Sold Price **$720,000** Sold Date **-**

Distance **0km**



15/74-76 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197

2 2 1

Sold Price **$678,000** Sold Date **17-Jan-24**

Distance **0.34km**



15/117 MCLEOD ROAD PATTERSON LAKES VIC 3197

2 2 2

Sold Price **$681,000** Sold Date **19-Feb-24**

Distance **0.57km**

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

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