

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

18/5 THOMPSON ROAD 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jan 2024

to

31 Dec 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

17/5 THOMPSON ROAD PATTERSON LAKES VIC 3197	\$505,000	09-Sep-24
29/5 THOMPSON ROAD PATTERSON LAKES VIC 3197	\$525,000	08-Oct-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: 28 January 2025

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**17/5 THOMPSON ROAD
PATTERSON LAKES VIC 3197** 1  1  1

Sold Price

\$505,000Sold Date **09-Sep-24**

Distance

0km**29/5 THOMPSON ROAD
PATTERSON LAKES VIC 3197** 2  2  1

Sold Price

\$525,000Sold Date **08-Oct-24**

Distance

0km**RS** = Recent sale**UN** = Undisclosed Sale

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