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	9 Webster 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	$880,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$936,000	Property type	House	Suburb	Patterson Lakes
Period-from	01 Jul 2019	to	30 Jun 2020	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
6 Portal Place Patterson Lakes VIC 3197	$905,000	20-Jun-20
3 Portal Place Patterson Lakes VIC 3197	$935,000	28-Jan-20
40 Lord Rodney Drive Patterson Lakes VIC 3197	$830,000	23-Jan-20

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: 16 July 2020

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6 Portal Place Patterson Lakes VIC 3197

4 2 2

Sold Price **$905,000** Sold Date **20-Jun-20**

Distance **0.47km**



3 Portal Place Patterson Lakes VIC 3197

4 2 2

Sold Price **$935,000** Sold Date **28-Jan-20**

Distance **0.48km**



40 Lord Rodney Drive Patterson Lakes VIC 3197

3 2 2

Sold Price **$830,000** Sold Date **23-Jan-20**

Distance **0.72km**

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

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