

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

8 Old Wells 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Apr 2020

to

31 Mar 2021

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

17/3 Inner Harbour Drive Patterson Lakes VIC 3197	\$650,000	20-Dec-19
3/38 Kalimna Street Carrum VIC 3197	\$670,000	10-Jun-20
5/13 Bondi Road Bonbeach VIC 3196	\$700,000	08-May-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: 19 April 2021



OBrien Real Estate

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17/3 Inner Harbour Drive Patterson Lakes VIC 3197

3 2 1

Sold Price

\$650,000

Sold Date

20-Dec-19

Distance

0.85km



3/38 Kalimna Street Carrum VIC 3197

3 2 1

Sold Price

\$670,000

Sold Date

10-Jun-20

Distance

2.35km



5/13 Bondi Road Bonbeach VIC 3196

3 2 1

Sold Price

\$700,000

Sold Date

08-May-20

Distance

2.65km

RS = Recent sale

UN = Undisclosed Sale

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