

## 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

10/2-20 Gladesville Boulevard Patterson Lakes VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,500

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jun 2020

to

31 May 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

|                                                         |           |           |
|---------------------------------------------------------|-----------|-----------|
| 25/74-76 Gladesville Boulevard Patterson Lakes VIC 3197 | \$580,000 | 12-Jan-21 |
| 7/3 Inner Harbour Drive Patterson Lakes VIC 3197        | \$600,000 | 24-Oct-20 |
| 6/62 Golden Avenue Bonbeach VIC 3196                    | \$626,000 | 10-Mar-21 |

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: 04 June 2021



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**25/74-76 Gladesville Boulevard  
Patterson Lakes VIC 3197**

2 2 1

Sold Price

**\$580,000**

Sold Date

**12-Jan-21**

Distance

**0.6km**



**7/3 Inner Harbour Drive Patterson  
Lakes VIC 3197**

2 2 1

Sold Price

**\$600,000**

Sold Date

**24-Oct-20**

Distance

**0.95km**



**6/62 Golden Avenue Bonbeach VIC  
3196**

2 1 1

Sold Price

**\$626,000**

Sold Date

**10-Mar-21**

Distance

**1.8km**

RS = Recent sale

UN = Undisclosed Sale

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