

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

9/3 Inner Harbour 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jul 2020

to

30 Jun 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
10/2-20 Gladesville Boulevard Patterson Lakes VIC 3197	\$650,000	13-Jun-21
11/2-20 Gladesville Boulevard Patterson Lakes VIC 3197	\$599,999	25-Jun-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: 07 July 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

0.39km



**10/2-20 Gladesville Boulevard
Patterson Lakes VIC 3197**

2 1 1

Sold Price

^{RS} **\$650,000**

Sold Date

13-Jun-21

Distance

0.95km



**11/2-20 Gladesville Boulevard
Patterson Lakes VIC 3197**

2 1 1

Sold Price

^{RS} **\$599,999**

Sold Date

25-Jun-21

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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