

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

1 Stephanie Court 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

\$970,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,944

Property type

House

Suburb

Patterson Lakes

Period-from

01 Nov 2020

to

31 Oct 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

23 Starboard Lane Patterson Lakes VIC 3197	\$970,000	13-Jun-21
18 Hatteras Court Patterson Lakes VIC 3197	\$1,081,888	26-May-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.

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**23 Starboard Lane Patterson Lakes
VIC 3197**

Sold Price

\$970,000

Sold Date

13-Jun-21



4



2



2

Distance

0.14km



**18 Hatteras Court Patterson Lakes
VIC 3197**

Sold Price

\$1,081,888

Sold Date

26-May-21



4



2



2

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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