

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

88 North Shore 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

\$1,660,000

&

\$1,820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Jan 2021

to

31 Dec 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

7 Southseas Place Patterson Lakes VIC 3197	\$1,770,000	02-Nov-21
224 McLeod Road Patterson Lakes VIC 3197	\$1,750,000	15-Nov-21
18 Pier One Drive Patterson Lakes VIC 3197	\$1,605,000	03-Jul-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 January 2022


**7 Southseas Place Patterson Lakes
VIC 3197**
 3  3  2

Sold Price

^{RS} **\$1,770,000**

Sold Date

02-Nov-21

Distance

0.23km

**224 McLeod Road Patterson Lakes
VIC 3197**
 5  2  2

Sold Price

^{RS} **\$1,750,000**

Sold Date

15-Nov-21

Distance

0.59km

**18 Pier One Drive Patterson Lakes
VIC 3197**
 4  3  2

Sold Price

\$1,605,000

Sold Date

03-Jul-21

Distance

0.39km
RS = Recent sale

UN = Undisclosed Sale

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