

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

49/60-68 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

\$595,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

\*House

\*Unit

X

Suburb

Patterson Lakes

Period-from

01 Aug 2018

to

31 Jul 2019

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

16/16 Thompson Road Patterson Lakes VIC 3197	\$730,000	13-Feb-19
3/6 Myola Street Carrum VIC 3197	\$725,000	23-Mar-19
5/36 Melaleuca Drive Carrum VIC 3197	\$670,000	19-Dec-18

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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**16/16 Thompson Road Patterson Lakes VIC 3197**

 3
  2
  2

Sold Price

**\$730,000**

Sold Date

**13-Feb-19**

Distance

**0.65km**



**3/6 Myola Street Carrum VIC 3197**

 3
  2
  2

Sold Price

**\$725,000**

Sold Date

**23-Mar-19**

Distance

**1.44km**



**5/36 Melaleuca Drive Carrum VIC 3197**

 3
  2
  2

Sold Price

**\$670,000**

Sold Date

**19-Dec-18**

Distance

**1.72km**

RS = Recent sale

UN = Undisclosed Sale

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