



Statement of Information

Sections 47AF of the Estate Agents Act 1980

81 Palm Beach Drive, PATTERSON LAKES 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$1,790,000 - \$1,950,000

Median sale price

Median **House** for **PATTERSON LAKES** for period **Feb 2017 - Feb 2018**

Sourced from **Pricefinder**.

\$880,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

22 Curlew Point Drive,
Patterson Lakes 3197

Price **\$2,750,000** Sold 25
November 2017

99 Palm Beach Drive,
Patterson Lakes 3197

Price **\$2,000,000** Sold 14
September 2017

153 Palm Beach Drive,
Patterson Lakes 3197

Price **\$1,800,000** Sold 28
September 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Auto use
4 beds 3 baths 2 parking

Mitchell Torre Real Estate Pty Ltd.

Shop 17, Lakeview Shopping Centre,
Thompson Rd,
Patterson Lakes VIC 3197

Contact agents



Michael Marziale

0 433 946 969

michael@mtr.com.au

MITCHELL TORRE
REAL ESTATE PTY LTD