

## 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

3/10-11 Rhode Island 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

\$840,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

\*House

\*Unit

X

Suburb

Patterson Lakes

Period-from

01 Jul 2018

to

30 Jun 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

|   |           |           |
|---|-----------|-----------|
| 2/2 Schooner Bay Drive Patterson Lakes VIC 3197 | \$890,000 | 23-Jun-18 |
| 3/3 Canberra Street Patterson Lakes VIC 3197    | \$950,000 | 14-Jul-18 |
| 138 La Perouse Boulevard Bonbeach VIC 3196      | \$810,000 | 27-Jun-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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**2/2 Schooner Bay Drive Patterson Lakes VIC 3197**
 3  2  1

Sold Price

**\$890,000**

Sold Date

**23-Jun-18**

Distance

**0.13km**

**3/3 Canberra Street Patterson Lakes VIC 3197**
 3  2  2

Sold Price

**\$950,000**

Sold Date

**14-Jul-18**

Distance

**0.55km**

**138 La Perouse Boulevard Bonbeach VIC 3196**
 3  2  2

Sold Price

**\$810,000**

Sold Date

**27-Jun-18**

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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