

# 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 23 Scarborough Drive, 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)

Range between \$995,000 & \$1,094,500

### Median sale price

Median price \$999,888 Property Type House Suburb Patterson Lakes

Period - From 01/04/2019 to 30/06/2019 Source REIV

### 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 six 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
1	92a Valetta St CARRUM 3197	\$960,000	17/04/2019
2	2/20 Bondi Rd BONBEACH 3196	\$876,000	15/03/2019
3			

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 six months.

This Statement of Information was prepared on: 16/09/2019



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**Property Type:** Townhouse (Single)  
**Land Size:** 139 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$995,000 - \$1,094,500  
**Median House Price**  
June quarter 2019: \$999,888

## Comparable Properties

92a Valetta St CARRUM 3197 (REI/VG)

[Agent Comments](#)

3   2   2

**Price:** \$960,000  
**Method:** Sold Before Auction  
**Date:** 17/04/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 298 sqm approx



2/20 Bondi Rd BONBEACH 3196 (REI/VG)

[Agent Comments](#)

3   2   2

**Price:** \$876,000  
**Method:** Private Sale  
**Date:** 15/03/2019  
**Rooms:** 5  
**Property Type:** Townhouse (Single)

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 six months.