Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Price

Address	23 Scarborough Drive, Patterson Lakes Vic 3197					
1 1 12 1 1 1 1						

Address Including suburb and postcode 23 Scarborough Drive, Patterson Lakes Vic 3197

Indicative selling price

Property offered for sale

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

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

Median sale price

Median price	\$999,888	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		Date of Gail
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



Date of sale







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)

3





· + ·

Price: \$960,000 Method: Sold Before Auction

Date: 17/04/2019

Property Type: Townhouse (Res) **Land Size:** 298 sqm approx

Agent Comments

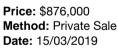
2/20 Bondi Rd BONBEACH 3196 (REI/VG)







Agent Comments



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.

Account - Eview Group Frankston



