

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

5 Balarang Court, Patterson Lakes, VIC 3197

### Indicative selling price

Single Price or Range between

\$589,000 - \$639,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price

\$895,000

Property Type

House

Suburb

PATTERSON LAKES

Period From

26/05/2019

Period To

26/11/2019

Source

Core Logic

### Comparable property sales

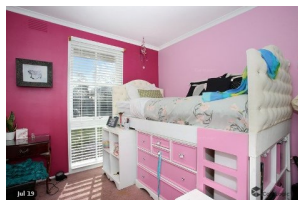
The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**37 KURRAWA CRESCENT  
PATTERSON LAKES**

3 1 3

Price \$610,000  
Date of Sale 10/09/2019  
Land 641 sqm



**1 YASS COURT  
PATTERSON LAKES**

3 2 1

Price \$640,000  
Date of Sale 30/07/2019  
Land 561 sqm