

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/30-36 GLADESVILLE BOULEVARD 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

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Apr 2023

to

31 Mar 2024

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

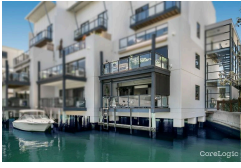
Date of sale

15/117 MCLEOD ROAD PATTERSON LAKES VIC 3197	\$681,000	19-Feb-24
19/74-76 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$650,000	13-Nov-23
15/74-76 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$678,000	17-Jan-24

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.

This Statement of Information was prepared on: 18 April 2024



15/117 MCLEOD ROAD PATTERSON LAKES VIC 3197 Sold Price **\$681,000** Sold Date **19-Feb-24**
 Distance **1.12km**

 2  2  2



19/74-76 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197 Sold Price **\$650,000** Sold Date **13-Nov-23**
 Distance **0.4km**

 2  1  1



15/74-76 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197 Sold Price ^{RS} **\$678,000** Sold Date **17-Jan-24**
 Distance **0.38km**

 2  2  1

RS = Recent sale **UN** = Undisclosed Sale

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