# 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

101/98 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	\$640,00	00	&	\$680,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$715,000	Prop	erty type	Unit		Suburb	Patterson Lakes	
Period-from	01 Apr 2023	to	31 Mar 202	24 So	Source Corelo		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
104/98 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$720,000	-
15/74-76 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$678,000	17-Jan-24
15/117 MCLEOD ROAD PATTERSON LAKES VIC 3197	\$681,000	19-Feb-24

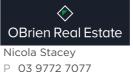
#### OR

**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: 23 April 2024



consumer.vic.gov.au



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#### 104/98 GLADESVILLE BOULEVARD Sold Price \$720,000 Sold Date **PATTERSON LAKES VIC 3197 O**km Distance 昌 2 ▶ 2 🞧 1



	15/74-76 GLADESVILLE BOULEVARD PATTERSON LAKES	Sold Price	\$678,000	Sold Date	17-Jan-24
and a second distance of the local distance				Distance	0.34km

	15/117 MCLEOD ROAD PATTERSON Sold Price LAKES VIC 3197			\$681,000 Sold Date 19-Feb-24			
	昌 2	2	<u></u>			Distance	0.57km

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

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