

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

\$640,000

&

\$680,000

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

| | | |
|---|-----------|-----------|
| 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



104/98 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197 Sold Price **\$720,000** Sold Date -
 Distance **0km**

 2  2  1



15/74-76 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197 Sold Price **\$678,000** Sold Date **17-Jan-24**
 Distance **0.34km**

 2  2  1



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

 2  2  2

RS = Recent sale UN = Undisclosed Sale

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