

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

18 COLAC COURT 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,310,000

Property type

House

Suburb

Patterson Lakes

Period-from

01 Mar 2023

to

29 Feb 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

24 COLAC COURT PATTERSON LAKES VIC 3197	\$760,000	09-Jan-24
8 BALARANG COURT PATTERSON LAKES VIC 3197	\$837,500	08-Oct-23
1 KURRAWA CRESCENT PATTERSON LAKES VIC 3197	\$837,000	15-Dec-23

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: 26 March 2024



24 COLAC COURT PATTERSON LAKES VIC 3197

 3  1  2

Sold Price

^{RS} **\$760,000**

Sold Date **09-Jan-24**

Distance **0.05km**



8 BALARANG COURT PATTERSON LAKES VIC 3197

 3  1  1

Sold Price

\$837,500

Sold Date **08-Oct-23**

Distance **0.27km**



1 KURRAWA CRESCENT PATTERSON LAKES VIC 3197

 3  1  1

Sold Price

\$837,000

Sold Date **15-Dec-23**

Distance **0.26km**

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

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