# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 21 Long Island Point, Patterson Lakes Vic 3197

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Patterson Lakes
Period - From	17/05/2023	to	16/05/2024		So	urce	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	30 Snapper Point Dr PATTERSON LAKES 3197	\$2,450,000	28/03/2024
2	3 Salmon Bay PATTERSON LAKES 3197	\$2,600,000	21/01/2024
3	91 Palm Beach Dr PATTERSON LAKES 3197	\$2,800,000	13/04/2024

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 six months.

This Statement of Information was prepared on:

17/05/2024 13:55







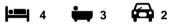


**Property Type:** House **Land Size:** 570 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price 17/05/2023 - 16/05/2024: \$1,300,000

# **Comparable Properties**



**30 Snapper Point Dr PATTERSON LAKES 3197** Agent Comments **(REI)** 



Price: \$2,450,000 Method: Private Sale Date: 28/03/2024 Property Type: House Land Size: 858 sqm approx



3 Salmon Bay PATTERSON LAKES 3197 (REI) Agent Comments



Price: \$2,600,000 Method: Private Sale Date: 21/01/2024 Property Type: House (Res)

91 Palm Beach Dr PATTERSON LAKES 3197 Agent Comments (REI)



Price: \$2,800,000 Method: Private Sale Date: 13/04/2024 Property Type: House (Res)

#### Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481

propertydata



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