

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 21 Long Island Point, Patterson Lakes Vic 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Patterson Lakes

Period - From 17/05/2023 to 16/05/2024 Source 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.

	Address 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



5 3 2

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)

4 3 2

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

5 4 2

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)

4 2 4

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



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