

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

40 SCARBOROUGH DRIVE 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

\$795,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 May 2023

to

30 Apr 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

1/148 PALM BEACH DRIVE PATTERSON LAKES VIC 3197	\$810,000	06-Apr-24
22C CHURCH ROAD CARRUM VIC 3197	\$860,000	06-Apr-24
4 DUNK CRESCENT BONBEACH VIC 3196	\$875,000	10-May-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: 22 May 2024



**1/148 PALM BEACH DRIVE
PATTERSON LAKES VIC 3197**

3 2 2

Sold Price **\$810,000** Sold Date **06-Apr-24**

Distance **1.51km**



**22C CHURCH ROAD CARRUM VIC
3197**

3 2 2

Sold Price ^{RS} **\$860,000** Sold Date **06-Apr-24**

Distance **1.55km**



**4 DUNK CRESCENT BONBEACH
VIC 3196**

3 2 2

Sold Price ^{RS} **\$875,000** Sold Date **10-May-24**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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