

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 7 Lara Place, Patterson Lakes, VIC 3197

Indicative selling price

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

Price Range

\$799,000

&

\$879,000

Median sale price

Median price

\$1,290,000

Property Type

House

Suburb

Patterson Lakes (3197)

Period - From

01/04/2023

to

31/03/2024

Source

Pricefinder

Comparable property sales

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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
15 PUFFIN CLOSE, CHELSEA HEIGHTS VIC 3196	\$855,000	13/02/2024
40 FIFTH AVENUE, CHELSEA HEIGHTS VIC 3196	\$856,000	25/05/2024
9 JABIRU DRIVE, CHELSEA HEIGHTS VIC 3196	\$876,000	11/04/2024

This Statement of Information was prepared on: 18/06/2024