Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	6 Marine Drive, Patterson Lakes 3197

Indicative selling price

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

Single price		or range between	$955,000	&	$1,050,500

Median sale price

(*Delete house or unit as applicable)

Median price	$890,000	*House		*Unit	X	Suburb	Patterson Lakes
Period - From	Oct 2017	to	Sep 2018	Source	Price Finder		

Comparable property sale

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
10 Inner Harbour Drive, Patterson Lakes	$1,090,000	7-Sep-18
3/3 Canberra Street, Patterson Lakes	$950,000	14-Jul-18
9 Marine Drive, Patterson Lakes	$970,000	9-Jun-18