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	501/109 McLeod Road, Patterson Lakes VIC 3197

Indicative selling price

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

$505,000	&	$555,000

Median sale price

Median price	$601,499	Property type	*Unit*	Suburb	*Patterson Lakes*
Period - From	01-Feb-21	to	28-Feb-22	Source	Corelogic

Comparable property sales

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. 15/60-68 Gladesville Boulevard, Patterson Lakes	$525,000	21/10/21
2. 506/109 McLeod Road, Patterson Lakes	$510,000	25/6/21
3. 50/5 Thompsons Road, Patterson Lakes	$532,200	8/2/22

This Statement of Information was prepared on: 7th March 2022