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	5/17-23 Legana Court 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	$540,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Patterson Lakes
Period-from	01 Mar 2019	to	29 Feb 2020	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
3/35-37 Canberra Street Patterson Lakes VIC 3197	$547,000	25-Nov-19
3/90 McLeod Road Carrum VIC 3197	$581,000	03-Nov-19
1/10 Roche Court Chelsea Heights VIC 3196	$562,500	06-Dec-19

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: 06 March 2020

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3/35-37 Canberra Street Patterson Lakes VIC 3197

2 1 1

Sold Price **$547,000** Sold Date **25-Nov-19**

Distance **1.66km**



3/90 McLeod Road Carrum VIC 3197

2 1 1

Sold Price **$581,000** Sold Date **03-Nov-19**

Distance **1.81km**



1/10 Roche Court Chelsea Heights VIC 3196

2 1 1

Sold Price RS **$562,500** Sold Date **06-Dec-19**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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