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	12/5 Thompson Road 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Flats	Suburb	Patterson Lakes
Period-from	01 Jan 2020	to	31 Dec 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
18/5 Thompson Road Patterson Lakes VIC 3197	$522,000	11-Nov-20
505/109 McLeod Road Patterson Lakes VIC 3197	$550,000	27-Aug-20

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.

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18/5 Thompson Road Patterson Lakes VIC 3197

2 2 1

Sold Price RS **$522,000** Sold Date **11-Nov-20**

Distance **-**



505/109 McLeod Road Patterson Lakes VIC 3197

2 2 1

Sold Price **$550,000** Sold Date **27-Aug-20**

Distance **0.59km**

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

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