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 MARINE DRIVE 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	$1,050,000	&	$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	Unit	Suburb	Patterson Lakes
Period-from	01 Sep 2022	to	31 Aug 2023	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
13 CRAMPTON SQUARE BONBEACH VIC 3196	$1,250,000	08-Jul-23
31 SCARBOROUGH DRIVE PATTERSON LAKES VIC 3197	$1,200,000	05-Jun-23
7/6 DAHMEN STREET CARRUM VIC 3197	$1,040,000	03-Jul-23

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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13 CRAMPTON SQUARE BONBEACH VIC 3196

4 3 2

Sold Price RS **$1,250,000** UN Sold Date **08-Jul-23**

Distance **0.24km**



31 SCARBOROUGH DRIVE PATTERSON LAKES VIC 3197

3 2 2

Sold Price **$1,200,000** Sold Date **05-Jun-23**

Distance **0.41km**



7/6 DAHMEN STREET CARRUM VIC 3197

3 2 2

Sold Price **$1,040,000** Sold Date **03-Jul-23**

Distance **0.92km**

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

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