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 WYONG 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,345,000	Property type	House	Suburb	Patterson Lakes
Period-from	01 Nov 2022	to	31 Oct 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
7 TERRIGAL DRIVE PATTERSON LAKES VIC 3197	$880,000	28-Jul-23
8 BALARANG COURT PATTERSON LAKES VIC 3197	$837,500	08-Oct-23
14 COLAC COURT PATTERSON LAKES VIC 3197	$815,000	28-Sep-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.~~

This Statement of Information was prepared on: 25 November 2023

CONSUMER AFFAIRS VICTORIA

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7 TERRIGAL DRIVE PATTERSON LAKES VIC 3197

3 2 2

Sold Price **$880,000** Sold Date **28-Jul-23**

Distance **0.3km**



8 BALARANG COURT PATTERSON LAKES VIC 3197

3 1 1

Sold Price RS **$837,500** Sold Date **08-Oct-23**

Distance **0.38km**



14 COLAC COURT PATTERSON LAKES VIC 3197

3 1 2

Sold Price RS **$815,000** Sold Date **28-Sep-23**

Distance **0.15km**

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

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