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	21 Illawong Court, Patterson Lakes, VIC 3197

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,359,000 Property Type House Suburb Patterson lakes

Period - From 20/06/2024 to 19/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 15 The Parkway Patterson Lakes Vic 3197	$1,150,000	2024-09-13
2 27 Gladesville Boulevard Patterson Lakes Vic 3197	$1,200,000	2024-09-26
3 20 Kalang Court Patterson Lakes Vic 3197	$1,170,000	2024-11-29

This Statement of Information was prepared on: 20/12/2024