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 Admirals Quay, Patterson Lakes, VIC 3197

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

Median price 645,000 Property Type Unit Suburb PATTERSON LAKES

Period - From 04/05/2024 to 03/11/2024 Source core_logic

Comparable property sales

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 12 The Boulevard Patterson Lakes Vic 3197	$1,200,000	2024-07-24
2 57 Mcleod Road Carrum Vic 3197	$1,016,000	2024-08-03
3 2/20 Patterson Street Bonbeach Vic 3196	$1,100,000	2024-08-02

This Statement of Information was prepared on: 04/11/2024

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.