

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

2 Terrigal Drive, Patterson Lakes Vic 3197

Indicative selling price

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

Range between \$640,000 & \$700,000

Median sale price

Median price \$890,000 House X Unit Suburb Patterson Lakes

Period - From 01/01/2018 to 31/03/2018 Source REIV

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 six 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 |
|---|-------------------------------------|-----------|--------------|
| 1 | 19 Colac Ct PATTERSON LAKES 3197 | \$700,000 | 11/05/2018 |
| 2 | 21 Kurrawa Cr PATTERSON LAKES 3197 | \$671,000 | 21/04/2018 |
| 3 | 14 Balarang Ct PATTERSON LAKES 3197 | \$655,000 | 07/04/2018 |

OR

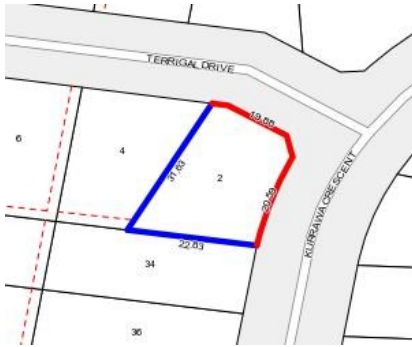
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Indicative Selling Price

\$640,000 - \$700,000

Median House Price

March quarter 2018: \$890,000



3 1 2+

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 541 approx. sqm approx

Agent Comments

Comparable Properties



19 Colac Ct PATTERSON LAKES 3197 (REI)

Agent Comments

3 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 11/05/2018

Rooms: -

Property Type: House (Res)



21 Kurrawa Cr PATTERSON LAKES 3197 (REI)

Agent Comments

3 2 2

Price: \$671,000

Method: Auction Sale

Date: 21/04/2018

Rooms: -

Property Type: House (Res)



14 Balarang Ct PATTERSON LAKES 3197 (REI/VG)

Agent Comments

3 1 2

Price: \$655,000

Method: Auction Sale

Date: 07/04/2018

Rooms: -

Property Type: House (Res)