

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 6 Ocean Reef Drive, Patterson Lakes Vic 3197

Indicative selling price

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

Range between \$1,475,000 & \$1,550,000

Median sale price

Median price \$865,000 Property Type House Suburb Patterson Lakes

Period - From 30/10/2018 to 29/10/2019 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	2 Curlew Point Dr PATTERSON LAKES 3197	\$1,500,000	27/07/2019
2			
3			

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.

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Indicative Selling Price

\$1,475,000 - \$1,550,000

Median House Price

30/10/2018 - 29/10/2019: \$865,000



Property Type: House (Previously Occupied - Detached)

Land Size: 877 sqm approx

Agent Comments



Comparable Properties

2 Curlew Point Dr PATTERSON LAKES 3197 (REIVG) **Agent Comments**



Price: \$1,500,000

Method: Auction Sale

Date: 27/07/2019

Property Type: House

Land Size: 892 sqm approx

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.