



CARRUM  
STATION/SHOPS/BEACH

PATTERSON  
LAKES

# STATEMENT OF INFORMATION

13 HATTERAS COURT, PATTERSON LAKES, VIC 3197

PREPARED BY JUSTIN MAHER, ASSET PROPERTY SALES

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 13 HATTERAS COURT, PATTERSON

4 2 4

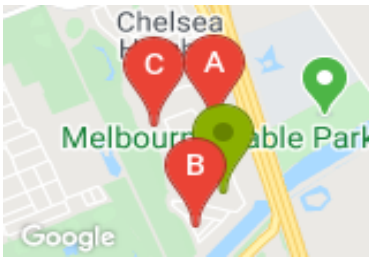
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **1,200,000 to 1,250,000**

Provided by: Justin Maher, Asset Property Sales

## MEDIAN SALE PRICE



### PATTERSON LAKES, VIC, 3197

Suburb Median Sale Price (House)

**\$1,021,000**

01 January 2020 to 30 June 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 3 ROYAL CHARLOTTE DR, PATTERSON LAKES,

4 2 2

Sale Price

**\$1,080,000**

Sale Date: 12/12/2019

Distance from Property: 494m



### 12 TOWN LANE, PATTERSON LAKES, VIC 3197

5 2 2

Sale Price

**\$1,105,000**

Sale Date: 23/02/2020

Distance from Property: 300m



### 10 SOVEREIGN CL, PATTERSON LAKES, VIC

5 2 4

Sale Price

**\$1,205,000**

Sale Date: 06/12/2019

Distance from Property: 660m



This report has been compiled on 09/07/2020 by Asset Property Sales. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

13 HATTERAS COURT, PATTERSON LAKES, VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

1,200,000 to 1,250,000

### Median sale price

Median price

\$1,021,000

Property type

House

Suburb

PATTERSON LAKES

Period

01 January 2020 to 30 June 2020

Source



### Comparable property sales

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

|   |             |            |
|---|-------------|------------|
| 3 ROYAL CHARLOTTE DR, PATTERSON LAKES, VIC 3197 | \$1,080,000 | 12/12/2019 |
| 12 TOWN LANE, PATTERSON LAKES, VIC 3197         | \$1,105,000 | 23/02/2020 |
| 10 SOVEREIGN CL, PATTERSON LAKES, VIC 3197      | \$1,205,000 | 06/12/2019 |

This Statement of Information was prepared on:

09/07/2020