

## 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

26/60-68 Gladesville Boulevard 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$405,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

### 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 6 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

14/60-68 Gladesville Boulevard Patterson Lakes VIC 3197	\$420,000	24-Nov-19
27/60-68 Gladesville Boulevard Patterson Lakes VIC 3197	\$397,000	30-Mar-19
30/60-68 Gladesville Boulevard Patterson Lakes VIC 3197	\$401,000	23-Jan-20

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 6 months.

This Statement of Information was prepared on: 15 May 2020

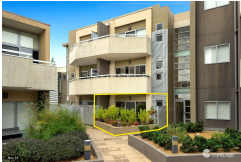


**14/60-68 Gladesville Boulevard  
Patterson Lakes VIC 3197**

 2  1  2

Sold Price **\$420,000** Sold Date **24-Nov-19**

Distance -



**27/60-68 Gladesville Boulevard  
Patterson Lakes VIC 3197**

 2  1  1

Sold Price **\$397,000** Sold Date **30-Mar-19**

Distance -



**30/60-68 Gladesville Boulevard  
Patterson Lakes VIC 3197**

 2  1  1

Sold Price **\$401,000** Sold Date **23-Jan-20**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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