

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|                                                 |                                           |
|-------------------------------------------------|-------------------------------------------|
| <b>Address</b><br>Including suburb and postcode | 21 Kurrawa Crescent Patterson Lakes, 3197 |
|-------------------------------------------------|-------------------------------------------|

### Indicative selling price

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

|               |                       |
|---------------|-----------------------|
| Range between | \$820,000 & \$902,000 |
|---------------|-----------------------|

### Median sale price

|               |             |               |             |        |                 |
|---------------|-------------|---------------|-------------|--------|-----------------|
| Median price  | \$1,202,500 | Property Type | HOUSE       | Suburb | PATTERSON LAKES |
| Period - From | 01-Nov-2024 | to            | 31-Oct-2025 | Source | Cotality        |

### 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 |
|---|----------------------------------------------------|-----------|--------------|
| 1 | 139 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197 | \$895,000 | 15-Aug-2025  |
| 2 | 33 MILROY CRESCENT SEAFORD VIC 3198                | \$942,000 | 06-Sep-2025  |
| 3 | 29A MCLEOD ROAD CARRUM VIC 3197                    | \$950,000 | 18-Aug-2025  |

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