

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

18 Swallow Court, Patterson Lakes Vic 3197
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Indicative selling price

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

Range between

\$1,500,000

 &

\$1,650,000

Median sale price

Median price

\$1,020,000

 Property Type

House

 Suburb

Patterson Lakes

Period - From

30/10/2019

 to

29/10/2020

 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.~~

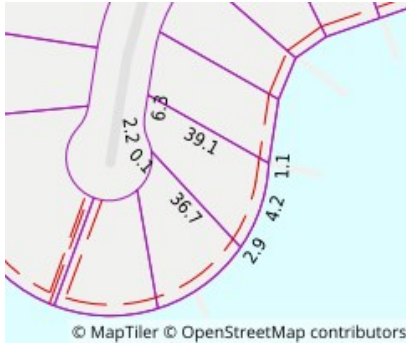
	Address of comparable property	Price	Date of sale
1	15 Palm Beach Dr PATTERSON LAKES 3197	\$1,600,000	30/05/2020
2			
3			

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.

This Statement of Information was prepared on:

30/10/2020 14:06



5 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 704 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

30/10/2019 - 29/10/2020: \$1,020,000

Comparable Properties



15 Palm Beach Dr PATTERSON LAKES 3197 (VG)

[Agent Comments](#)

4 - -

Price: \$1,600,000

Method: Sale

Date: 30/05/2020

Property Type: House (Res)

Land Size: 832 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.