

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 10 Ocean Reef Drive, Patterson Lakes Vic 3197

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,010,000 Property Type House Suburb Patterson Lakes

Period - From 04/11/2019 to 03/11/2020 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	14 Pier One Dr PATTERSON LAKES 3197	\$1,200,000	22/07/2020
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: 04/11/2020 11:35



Property Type: Land
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
04/11/2019 - 03/11/2020: \$1,010,000

Comparable Properties



14 Pier One Dr PATTERSON LAKES 3197 (REI) **Agent Comments**



Price: \$1,200,000
Method: Private Sale
Date: 22/07/2020
Rooms: 6
Property Type: House

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.