

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

38 SCARBOROUGH DRIVE, PATTERSON LAKES

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$839,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$789,000 *House x *unit Suburb or locality PATTERSON LAKES
Period - From 19/10/2018 to 19/11/2018 Source REAL ESTATE.COM.AU

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five 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. 2/2 Schooner Bay Drive, Patterson Lakes	\$890,000	06/2018
2. 41/74 Gladesville Blvd, Patterson Lakes	\$890,000	06/2018
3. 10 Inner Harbour Drive, Patterson Lakes	\$1,090,000	09/2018