

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 23 PIER 9/117 McLEOD ROAD, 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 \$ or range between \$620,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House *Unit X Suburb PATTERSON LAKES

Period - From 28/06/2017 to 02/10/2017 Source RP DATA

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. 49 PIER 9/117 McLEOD ROAD, PATTERSON LAKES	\$630,500	03/08/2017
2. 11/3 INNER HARBOUR DRIVE, PATTERSON LAKES	\$585,000	24/07/2017
3. 26/5 THOMPSON ROAD, PATTERSON LAKES	\$626,000	01/06/2017