

## 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 18/5 THOMPSON ROAD, PATTERSON LAKES

### Indicative selling price

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

Single price \$449,500 or range between \$\* & \$

### Median sale price

(\*Delete house or unit as applicable)

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

Period - From 09/2017 to 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. 13/60-68 GLADESVILLE BLVD, PATTERSON LAKES	\$435,000	JULY 2017
2. 41/60-68 GLADESVILLE BLVD, PATTERSON LAKES	\$370,000	JUNE 2017
3. 46/60-68 GLADESVILLE BLVD, PATTERSON LAKES	\$420,000	MAY 2017