



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 113 Palm Beach Drive, PATTERSON LAKES 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,890,000 - \$1,980,000**

### Median sale price

Median **House** for **PATTERSON LAKES** for period **Jan 2017 - May 2018**

Sourced from **RP DATA**.

**\$885,000**

### Comparable property sales

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 the most comparable to the property for sale.

**99 PALM BEACH DRIVE,**  
PATTERSON LAKES 3197

Price **\$2,000,000** Sold 14  
September 2017

**8 CLIPPER ISLAND ,**  
PATTERSON LAKES 3197

Price **\$2,095,000** Sold 10  
January 2018

**1 ADMIRALS QUAY,**  
PATTERSON LAKES 3197

Price **\$1,800,000** Sold 31  
October 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP DATA.

House  
5 beds 2 baths 3 parking

### Asset Property Sales and Management

404 Nepean Highway,  
Chelsea VIC 3196

### Contact agents

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