



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1/1 Canberra Street, PATTERSON LAKES 3197

Unit  
3 beds 2 baths 2 parking

## Indicative selling price

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

**Range \$745,000 - \$785,000**

## Median sale price

Median Unit for PATTERSON LAKES for period Jan 2018 - Jan 2019

Sourced from Price Finder.

**\$620,000**

## 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.

**9/1 Canberra Street,**  
Patterson Lakes 3197

Price **\$700,000** Sold 03  
April 2018

**18 The Boulevard,**  
Patterson Lakes 3197

Price **\$900,000** Sold 27  
November 2018

**1/21-23 Canberra Street,**  
Patterson Lakes 3197

Price **\$737,000** Sold 23 April  
2018

## 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 Price Finder.

## Asset Property Sales and Management

404 Nepean Highway,  
Chelsea VIC 3196

## Contact agents



Justin Maher

03 9707 8700  
0411 311 722

[justin@assetpropertysales.com.au](mailto:justin@assetpropertysales.com.au)

asset PROPERTY SALES & MANAGEMENT