



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**9/74-76 Gladesville Boulevard,  
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 \$725,000 - \$775,000**

### Median sale price

Median **Unit** for **PATTERSON LAKES** for period **Jun 2019 - Nov 2019**  
Sourced from **Pricefinder**.

**\$651,000**

### Comparable property sales

**49/74-76 Gladesville Blvd.,**  
Patterson Lakes 3197

**Price \$900,000** Sold 11  
August 2019

**20 Scarborough Drive,**  
Patterson Lakes 3197

**Price \$798,000** Sold 18 July  
2019

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

This Statement of Information was prepared on 8th Dec 2019

### 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 Pricefinder.

Unit

3 beds

2 baths

1 parking

### Asset Property Sales and Management

404 Nepean Highway,  
Chelsea VIC 3196

### Contact agents



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