

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

17/117 McLeod Road,  
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 from \$620,000 -  
\$660,000**

### Median sale price

Median Unit for **PATTERSON LAKES** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

**\$460,000**

### 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.

**49/117 McLeod Road,** Price **\$630,500** Sold 03 August 2017  
PATTERSON LAKES 3197

**26/5 Thompson Road,** Price **\$626,000** Sold 25 May 2017  
PATTERSON LAKES 3197

**27/117 McLeod Road,** Price **\$555,000** Sold 21 February 2017  
PATTERSON LAKES 3197

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



2 beds



2 baths



2 parking

### Contact agents

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Ray White

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### Ray White Patterson Lakes

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