

# 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

2/17 Oceanic Drive Patterson Lakes VIC 3197

### Indicative selling price

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

range between

\$795,000

&

\$855,000

### Median sale price

Median price

\$836,000

\*House

Suburb

Patterson Lakes VIC 3197

Period - From

Feb 2017

to

July 2017

Source

Core Logic

### Comparable property sales

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 5 Alexander Circle Patterson Lakes VIC 3197	\$810,000	04-May-17
2 33 The Boulevard Patterson Lakes VIC 3197	\$885,000	08-May-17
3 1 Hatteras Court Patterson Lakes VIC 3197	\$830,000	11-Jul-17



OBrien Real Estate