



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/260 McLeod Road,
PATTERSON LAKES 3197

House



2 beds



1 baths



1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

**Range from \$400,000 -
\$440,000**

Median sale price

Median **House** for **PATTERSON LAKES** for period **Jan 2017 - Sep 2017**
Sourced from **Pricefinder**.

\$887,500

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.

11/34-36 Old Wells Road, Price **\$465,000** Sold 30 March 2017
Patterson Lakes 3197

46/68 Gladesville Boulevard, Price **\$420,000** Sold 25 May 2017
Patterson Lakes 3197

30 Kiah Court, Price **\$440,000** Sold 03 June 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.

Contact agents

 Michael Marziale

0 433 946 969

michael@mtr.com.au



Mitchell Torre Real Estate Pty Ltd.

Shop 17, Lakeview Shopping Centre,
Thompson Rd,
Patterson Lakes VIC 3197