



## 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](http://consumer.vic.gov.au/underquoting)

**Range \$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 kilo metres 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,**  
Patterson Lakes 3197

Price **\$465,000** Sold 30  
March 2017

**46/68 Gladesville Boulevard,**  
Patterson Lakes 3197

Price **\$420,000** Sold 25 May  
2017

**30 Kiah Court,**  
Patterson Lakes 3197

Price **\$440,000** Sold 03 June  
2017

### 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.

### Contact agents



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