Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale					
burb and	urb and 46 North Shore Drive, Patterson Lakes, VIC, 3197				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)					
en \$*1	,595,000	&	\$1,750,000		
Median sale price					
\$1,200	,000	Property type	House	Suburb	Patterson Lakes
17/4/2024 to 16/4/2025 Source realestate.com.au					
	Address burb and costcode elling p g of this p n \$*1 price \$1,200	Address burb and costcode 46 North Shore elling price g of this price see consum n \$*1,595,000 price \$1,200,000	Address burb and costcode 46 North Shore Drive, Patterso elling price g of this price see consumer.vic.gov.au/ur n \$*1,595,000 & price \$1,200,000 Property type	Address 46 North Shore Drive, Patterson Lakes, VIC, 3197 elling price 9 of this price see consumer.vic.gov.au/underquoting (*Delete s n \$*1,595,000 & \$1,750,000 price \$1,200,000 Property type House \$1,200,000 Property type	Address 46 North Shore Drive, Patterson Lakes, VIC, 3197 elling price g of this price see consumer.vic.gov.au/underquoting (*Delete single price n \$*1,595,000 & \$1,750,000 price \$1,200,000 Property type House Suburb

Comparable property sales (*Delete A or B below as applicable)

B* 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: 12/5/2025

