

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

13 Portal Place Patterson Lakes

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$885,000

*House

X

*Unit

Suburb

Patterson Lakes

Period - From

Nov 2016

to

Oct 2017

Source

REA

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

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
3 Hatteras Court Patterson Lakes	\$850,000	21/10/17
88 Harbour Drive Patterson Lakes	\$892,000	27/5/17
17 Hannalore Way Patterson Lakes	\$971,000	1/8/17

