

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 Colac Court, Patterson Lakes

Indicative selling price

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

Single price or range between \$620,000 & \$682,000

Median sale price

Median price \$980,000 *House ☒ *Unit ☐ Suburb Patterson Lakes
Period - From 01/02/18 to 03/01/19 Source Core Logic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13 North Shore Drive, Patterson Lakes	\$654,500	23/01/19
5 Kalang Court, Patterson Lakes	\$685,000	08/11/18
4 Kurrawa Crescent, Patterson Lakes	\$645,000	14/10/18