

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 Tori Place 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)

Single price \$* or range between \$795,000 & \$865,000

Median sale price

(*Delete house or unit as applicable)

Median price \$892,250 *House X *Unit Suburb PATTERSON LAKES

Period - From Feb 2017 to Jan 2018 Source Core Logic

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
1. 3 Hatteras Court Patterson Lakes VIC 3197	\$850,000	21-Oct-17
2. 13 Scott Court Patterson Lakes VIC 3197	\$778,000	03-Jan-18
3. 11 Lara Place Patterson Lakes VIC 3197	\$855,000	23-Sep-17