

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

9 MARINE DRIVE PATTERSON LAKES, VICTORIA. 3197

Indicative selling price

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

Single price

\$990,000

or range between

&

Median sale price

Median price

\$895,000

*House

X

*Unit

Suburb

PATTERSON LAKES

Period - From

NOV 2017

to

FEB 2018

Source

CORELOGIC

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
32 North Shore Drive, Patterson Lakes. Victoria 3197	\$1,100.000	15.10.2017
8A Lewellin Grove, Carrum. Victoria 3197	\$1,100.000	27.02.2018
7 Inner Harbour Drive, Patterson Lakes. Victoria 3197	\$930,000	29.01.2018