

## 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

5 Kalang Court, Patterson Lakes 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$680,000

&

\$748,000

### Median sale price

Median price

\$890,000

\*House

X

\*Unit

Suburb

Patterson Lakes

Period - From

July 2017

to

June 2018

Source

Price Finder

### 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
12 Kurrawa Crescent, Patterson Lakes	\$700,000	29/9/2018
7 Terrigal Drive, Patterson Lakes	\$701,500	10/8/2018
24 Arrunga Court, Patterson Lakes	\$670,000	24/5/2018