



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 Coral Island Court, PATTERSON LAKES 3197

House



4 beds



3 baths



2 parking

### Indicative selling price

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

**Range \$2,500,000 - \$2,650,000**

### Median sale price

Median **House** for **PATTERSON LAKES** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$904,000**

### 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 the most comparable to the property for sale.

**21 Coral Island Court,**  
Patterson Lakes 3197

Price **\$2,750,000** Sold 17  
April 2017

**22 Curlew Point Drive,**  
Patterson Lakes 3197

Price **\$2,750,000** Sold 22  
November 2017

**38 Curlew Point Drive,**  
Patterson Lakes 3197

Price **\$2,600,000** Sold 27  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Asset Property Sales and Management

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### Contact agents



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