Dimitris Koptis
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Statement of Information

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	1 Brigantine Court 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	$1,600,000	&	$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$955,000	*House	X	~~*Unit~~		Suburb	Patterson Lakes
Period-from	01 Dec 2017	to	30 Nov 2018	Source	Corelogic		

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
4 Brigantine Court Patterson Lakes VIC 3197	$1,365,000	05-Oct-18
217 Gladesville Boulevard Patterson Lakes VIC 3197	$1,585,000	01-Aug-18
41 Pier One Drive Patterson Lakes VIC 3197	$1,580,000	20-Nov-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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4 Brigantine Court Patterson Lakes VIC 3197

3 2 2

Sold Price **$1,365,000** Sold Date **05-Oct-18**

Distance **0.06km**



217 Gladesville Boulevard Patterson Lakes VIC 3197

3 2 2

Sold Price **$1,585,000** Sold Date **01-Aug-18**

Distance **0.61km**



41 Pier One Drive Patterson Lakes VIC 3197

3 2 2

Sold Price **$1,580,000** Sold Date **20-Nov-18**

Distance **0.61km**

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