

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 2 Devonias Street, Pakenham. VIC 3810

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 \$800,000 & \$880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$500,500 *House x *Unit Suburb Pakenham

Period - From July 2017 to June 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
1 29 Winneke Way Pakenham VIC 3810	\$870,000	19-Apr-18
2 8 Bintara Street Pakenham VIC38101	\$870,000	22-May-18
3 16 Sun Orchid Drive Pakenham VIC 3810	\$840,000	03-Mar-18