

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 6 Albany Crescent, Pakenham 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 \$420,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$401,000 *House X *Unit Suburb Pakenham

Period - From 1/8/2016 to 21/8/2017 Source Data supplied by RP Data Pty Ltd trading as 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 Albany Cres Pakenham 3810	\$432,000	28/8/2017
35 Irving Road Pakenham 3810	\$435,000	11/7/2017
68 Fallingwater Drive 3810	\$441,000	31/7/2017

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.

