

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

| Including suburb and postcode 12 Luca Place Pakenham Vic 3810 | |
|---|--|
|---|--|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| \$350,000 | & | \$385,000 |
|-----------|---|-----------|
|-----------|---|-----------|

Median sale price

| Median price | \$425,000 | | *House x | Suburb | akenham | |
|---------------|-----------|----|----------|--------|--------------|--|
| Period - From | 28.12.16 | to | 28.06.17 | Source | Price Finder | |

Comparable property sales

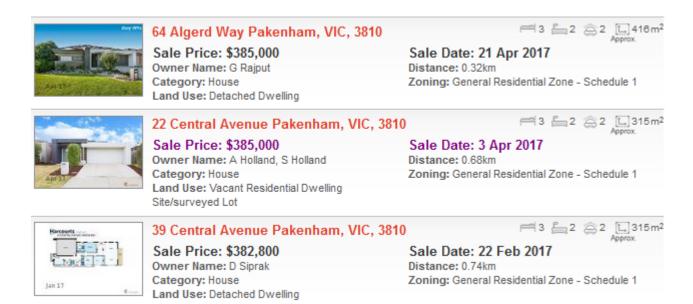
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of Sale | |
|--------------------------------|-----------|--------------|--|
| 1. 64 Algerd Way, Pakenham | \$385,000 | 21.04.17 | |
| 2. 22 Central Avenue, Pakenham | \$385,000 | 03.04.17 | |
| 3. 39 Central Avenue, Pakenham | \$382,800 | 22.02.17 | |

Property data source: REIV propertydata.com.au. Generated on 28.06.17



Additional information about comparable sales.



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