

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 32 Natanya Drive, 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 \$470,000 & \$515,000

Median sale price

(*Delete house or unit as applicable)

Median price \$491,000 *House x *Unit Suburb Pakenham

Period - From Feb 2017 to Jan 2018

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
7 Swamp Gum Close, Pakenham VIC 3810	\$470,000	29 Nov 2017
17 Swamp Gum Close, Pakenham VIC 3810	\$495,000	24 Dec 2017
4 Kimberley Grove, Pakenham VIC 3810	\$510,000	17 Oct 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.