

## 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 12 Swamp Gum Close, Pakenham. VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$470,000 & \$517,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$486,978 \*House x \*Unit Suburb Pakenham, VIC 3810

Period - From June 2017 to May 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
47 Manna Gum Drive, Pakenham. VIC 3810	\$520,000	23/01/2018
88 Manna Gum Drive, Pakenham. VIC 3810	\$472,000	19/02/2018
4 Redcherry Court, Pakenham. VIC 3810	\$503,000	18/04/2018

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.