

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 6/1-5 Meaby Drive, 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 \$*310,000 & \$340,000

Median sale price

(*Delete house or unit as applicable)

Median price \$320,000 *House *Unit X Suburb Pakenham

Period - From July 1 2016 to July 31 2017 Source 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
2/108 Ahern Road, Pakenham 3810	\$310,000	17/5/2017
21/103 Ahern Road, Pakenham 3810	\$308,000	21/3/2017
27/107 Army Road, Pakenham 3810	\$319,000	10/7/2017

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.

