

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	14 Red Gum Cct Pakenham
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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	\$530,000	&	\$580,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$490,000	*House	x	*Unit		Suburb	Pakenham
Period - From	1 Mar 2017	to	26 Mar 2018.	Source	RP Data - 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
6 Lorikeet Court Pakenham VIC	\$550,100	24-Dec-17
54 Webster Way Pakenham VIC	\$550,000	01-Mar-18
12 Honeyeater Way Pakenham VIC	\$547,500	09-Oct-17

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.

