

## 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 11 Deed Drive, 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 \$500,000 & \$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$500,500 \*House X \*Unit Suburb Pakenham

Period - From 01-07-2017 to 01-07-2018 Source 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
1 3 Robin Court Pakenham	\$503,000	29-Aug-17
2 48 Pakenham Road Pakenham	\$550,000	27-Jul-18
3 28A Ahern Road Pakenham	\$500,000	17-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.