

## 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 84 Henry Road, Pakenham 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 \$\*440,000 & \$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$470,000 \*House x \*Unit Suburb Pakenham  
Period - From 1 Dec 2016 to 04 Dec 2017 Source RP Data

### 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
23 Lotus street Pakenham	\$445,950	14/8/17
49 victory drive Pakenham	\$470,000	14/7/17
3 fantail lane Pakenham	\$491,000	23/11/17

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.

