

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 Everly Circuit Pakenham

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 \$480,000 & \$520,000

Median sale price

(*Delete house or unit as applicable)

Median price 426,000 *House x *Unit Suburb Pakenham

Period - From 1st July 2016 to 30th June 17

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
9 Everly Circuit Pakenham	\$480000	17/7/17
5 Perry Crt Pakenham	\$518000	22/9/17
4 bailey Place Pakenham	\$550,000	6/9/17

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.