

## 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 56 Manna Gum Drive, 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 \$390,000 & \$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$420,000 \*House x \*Unit Suburb Pakenham

Period - From Sept 2016 to Aug 2017 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 19 Osborn Grove, Pakenham	\$402,500	16-Mar-17
2 9 Osborn Grove, Pakenham	\$425,000	27-Jul-17
3 12 Luca Place, Pakenham	\$392,000	05-Jul-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.