

## 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	21 Moore Mews Pakenham
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### 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 \$430,000 & \$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median price	\$486,978	*House #	*Unit	Suburb	Pakenham
Period - From	June 17	to	May 18	Source	Core Logic

### 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
22 Mallee Cir Pakenham	\$ 455,000	3/3/18
10 Dianella Close Pakenham	\$ 460,000	24/4/18
4 Ashwood Grove Pakenham	\$ 470,000	14/1/18