

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 15 Natanya Drive, Pakenham VIC 3810

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 \$395,000 & \$434,500

Median sale price

(*Delete house or unit as applicable)

Median price \$433,100 *House x *Unit Suburb Pakenham

Period - From October 2016 to September 2017

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
56 Manna Gum Drive, Pakenham VIC 3810	\$448,000	13/06/2017
70 Manna Gum Drive, Pakenham VIC 3810	\$440,000	19/09/2017
40 Manna Gum Drive, Pakenham VIC 3810	\$375,000	22/05/2017

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.