

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

75 Kenneth Rd Officer

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 \$530,000 & \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price

475200

*House

x

*Unit

Suburb

Pakenham

Period - From

1st January
2017

to

January 2018

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
75 Kenneth Rd Officer	\$600,000	7/12/2017
12 Belmont crs Pakenham	\$550,000	21/8/2017
16 Belmont crs Pakenham	\$540,800	13/09/17

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.