Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

6 Pendula Place, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$480,000		&	\$528,000					
Median sale price									
Median price	\$540,000	Hous	se X	Unit		Suburb	Pakenham		
Period - From	01/01/2018	to	31/03/2018	Source	REIV				

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.

Ado	dress of comparable property	Price	Date of sale
1	21 Camdolle CI PAKENHAM 3810	\$530,000	10/05/2018
2	6 Camdolle CI PAKENHAM 3810	\$502,000	28/02/2018
3	3 Sienna Way PAKENHAM 3810	\$491,000	04/04/2018

OR

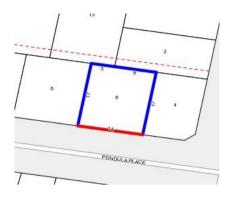
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

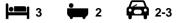
Account - Metro Property Management | P: 03 9831 3000

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House Agent Comments

Merryn Schmidt (03) 9831 3007 0413 994 597 merryns@metrops.com.au

Indicative Selling Price \$480,000 - \$528,000 **Median House Price** March guarter 2018: \$540,000

Comparable Properties



21 Camdolle CI PAKENHAM 3810 (REI)



Price: \$530.000 Method: Private Sale Date: 10/05/2018 Rooms: 4 Property Type: House Land Size: 350 sqm approx

Agent Comments

Agent Comments

6 Camdolle CI PAKENHAM 3810 (REI)



Price: \$502,000 Method: Private Sale Date: 28/02/2018 Rooms: 4 Property Type: House

3 Sienna Way PAKENHAM 3810 (REI)



Agent Comments



Price: \$491,000 Method: Private Sale Date: 04/04/2018 Rooms: 8 Property Type: House Land Size: 364 sqm approx

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