



# Dons Premier

The Knights of Real Estate

## Property offered for sale

42 Rosella Avenue Pakenham, Vic 3810

Sections 47AF of the *Estate Agents Act 1980*

### 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 \$520,000  & \$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$515,000  \*House  \*unit  Suburb or locality   
Period - From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
61 Moore Mews Pakenham, Vic 3810	\$560,000	24/07/2018
28 Lotus Street Pakenham, Vic 3810	\$580,200	06/06/2018
52 Bronzewing Street Pakenham, Vic 3810	\$581,405	19/05/2018