

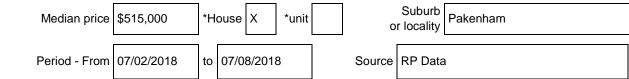
## Property offered for sale 42 Rosella Avenue Pakenham, Vic 3810

## Sections 47AF of the Estate Agents Act 1980

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price	\$*	or range between	\$520,000	&	\$565,000
Median sale price					
(*Delete house or unit as a	pplicable)				



## 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