

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	38 Kilburn Place, Pakenham, VIC, 3810
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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	\$570,000	&	\$627,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$486,978	*House	X	Suburb	Pakenham, VIC, 3810
Period - From	JUN2017	to	MAY2018	Source	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
1. 40 Kilburn Place, Pakenham, VIC, 3810	\$630,000	05/03/2018
2. 5 Cathedral Close, Pakenham, VIC, 3810	\$600,000	30/04/2018
3. 15 Page Close, Pakenham, VIC, 3810	\$588,000	28/03.2018