

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

21 Ashton Place, Pakenham Vic 3810

Indicative selling price

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

Single price

\$599,950

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$561,000

*House

x

*Unit

Suburb

Pakenham Vic 3810

Period - From

October 2018

to

October 2018

Source

www.realestate.com.au

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 – 3 Harness Place Pakenham VIC 3810	\$612,000	09-May-18
2 – 23 Harness Place Pakenham VIC 3810	\$560,000	25-Aug-18
3- 6 Dalmor Court Pakenham VIC 3810	\$622,000	05-Oct-18