

## HOUSE Offered for Sale

36 Hull Crescent Pakenham VIC 3810

 4    2    3

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 &amp; \$795,000

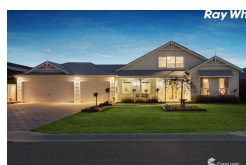
## Median Sale Price

\$520,000 Houses in Pakenham between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.


**11 Whiteley Way Pakenham VIC 3810**
 6    2    3

Sold Price   **\$850,000**   Sold Date   **03-May-18**

Distance   **0.24km**

**41 Banjo Paterson Drive Pakenham VIC 3810**
 4    2    2

Sold Price   **\$815,000**   Sold Date   **01-May-18**

Distance   **0.54km**

**6 Winneke Way Pakenham VIC 3810**
 5    2    2

Sold Price   **\$780,000**   Sold Date   **26-Sep-18**

Distance   **0.84km**

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Section 47AF of the Estate Agents Act 1980


**109 Livingstone Boulevard  
Pakenham VIC 3810**
 4    2    2

Sold Price

**\$758,000**

Sold Date

**07-Jul-18**

Distance

**1.08km**

**18 Wills Avenue Pakenham VIC  
3810**
 4    2    2

Sold Price

**\$828,000**

Sold Date

**11-Aug-18**

Distance

**1.22km**

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