

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 18 Stonebridge Lane, 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 or range between \$480,000 & \$528,000

Median sale price

(*Delete house or unit as applicable)

Median price \$372,375 *House ☒ Suburb Pakenham VIC 3806

Period - From SEP 2017 to AUG 2018 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. 3 Sunline Terrace, Pakenham, VIC, 3810	\$515,000	15/05/2018
2. 3 Albatross Drive, Pakenham, VIC, 3810	\$642,000	25/06/2018
3. 13 Sepal Lane, Pakenham, VIC, 3810	\$500,000	25/05/2018