

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

	Pro	pert	y off	ere	d for	sale
Property offered for sale	Dre	nort	v ~ff	oro	d for	· cala
	ric	pherri	y Oli	ere	u ioi	Sale

20 Balmoral Way, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

&	\$495,000	
	&	& \$495,000

Median sale price

Median price	\$510,000		*House x	*Unit		Suburb	Pakenham
Period - From	28.12.17	to	28.03.18		Source	Pricefinde	r.com.au

Comparable property sales

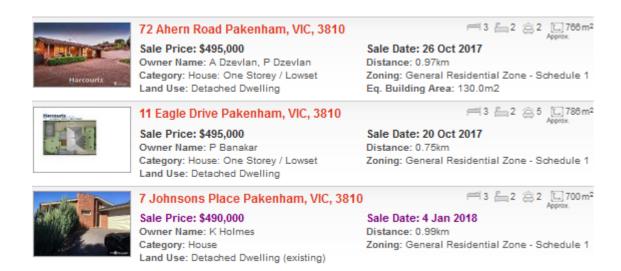
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 72 Ahern Road, Pakenham 3810	\$495,000	26.10.17
2. 11 Eagle Drive, Pakenham 3810	\$495,000	20.10.17
3. 7 Johnsons Place, Pakenham 3810	\$490,000	04.01.18

Property data source: REIV propertydata.com.au. Generated on 28.03.18



Additional information about comparable sales.



Property data source: REIV propertydata.com.au. Generated on 28.03.18