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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

20 Inspiration Circuit, Pakenham VIC 3810
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**Indicative selling price**

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

\$510,000
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&amp;

\$561,000
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**Median sale price**

Median price

\$428,000
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House

X
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Unit

Suburb

Pakenham
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Period - From

01 January 17
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to

31 March 2017
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Source

PriceFinder
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**Comparable property sales**

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
6 Discovery Street, Pakenham VIC 3810	\$561,000	09 Oct 17
11 Creekview Avenue, Pakenham VIC 3810	\$560,000	13 Jun 17
6 Willowbank Pocket, Pakenham VIC 3810	\$560,000	20 Aug 17

## Additional information about comparable sales.



**9 Discovery Street Pakenham VIC 3810**

 3  2  2

Sold Price

**\$561,000**

Sold Date

**09-Oct-17**

Distance

**0.51km**



**11 Creekview Avenue Pakenham VIC 3810**

 4  2  2

Sold Price

**\$560,000**

Sold Date

**13-Jun-17**

Distance

**0.27km**



**6 Willowbank Pocket Pakenham VIC 3810**

 4  2  2

Sold Price

**\$560,000**

Sold Date

**20-Aug-17**

Distance

**0.9km**