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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

19 Fleming Terrace 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)

\$480,000
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&

\$520,000
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**Median sale price**

Median price

\$523,350
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House

X
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Unit

Suburb

Pakenham
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Period - From

01 Jan 18
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to

31 Dec 18
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Source

CoreLogic
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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
15 Union Avenue Pakenham VIC 3810	\$520,000	21 Nov 18
9 McNamara Court Pakenham VIC 3810	\$485,000	30 Jan 19
3 Kinross Court Pakenham VIC 3810	\$512,500	19 Jul 18

Property data source: CoreLogic Generated on 19<sup>th</sup> March 2019