

Statement of Information

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 5 Roy Ross Court, 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 \$1,150,000 & \$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median price \$547,875 *House ☒ *Unit ☐ Suburb Pakenham

Period - From 25/06/2018 to 30/06/2018 Source www.realestate.com.au

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.