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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 25 Debra Avenue PAKENHAM VIC 3810

### Indicative selling price

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

\$430,000

&

\$470,000

### Median sale price

Median price \$510,000

House

X

Unit

Suburb

PAKENHAM

Period - From 01 Jul 18

to

30 Jun 19

Source

CoreLogic

### 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
1 Dream Court Pakenham VIC 3810	\$470,000	06 Feb 19
7 Fantail Lane Pakenham VIC 3810	\$470,000	10 Apr 19
15 Bronzewing Street Pakenham VIC 3810	\$465,000	16 Jan 19

Property data source: CoreLogic. Generated on 1 July 2019