

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 3 Quirk Road Pakenham 3810

Indicative selling price

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

or range between \$*510,000 & \$*560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$420,000 *House x *Unit Suburb Pakenham
Period - From 17/12/16 to 17/6/17 Source Realestate.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 10 Clearwater Drive Pakenham 3810	\$525,000	20/04/17
2 23 Eventide Rise Pakenham 3810	\$535,000	7/04/17
3 6 Grattan Way Pakenham 3810	\$545,000	25/02/17