

## 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 Robin Court, Pakenham

### Indicative selling price

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

Single price \$ - or range between \$470,000 & \$517,000

### Median sale price

Median price \$450,000 House ☒ Unit ☐ Suburb Pakenham

Period - From April 2017 to June 2017 Source [pricefinder.com.au](http://pricefinder.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. 24 John Street, Pakenham	\$540,000	21/04/17
2. 12 Henry Street, Pakenham	\$635,000	11/03/17
3. 58 Ahern Road, Pakenham	\$450,000	20/12/16

Property data source: [pricefinder.com.au](http://pricefinder.com.au). Generated on **15 August 2017**.