

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 Macquarie Circuit, Pakenham VIC 3810

Indicative selling price

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

\$550,000

&

\$605,000

Median sale price

Median price \$505,000

House

X

Unit

Suburb Pakenham

Period - From 01 Dec 17

to 27 June 18

Source PriceFinder

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
11 Hamish Avenue, Pakenham VIC 3810	\$605,000	10 Jan 18
85 The Parkway , Pakenham VIC 3810	\$559,000	27 Jun 18
11 Margitta Lane, Pakenham VIC 3810	\$600,000	01 Feb 18