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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

3 Harness Place, Pakenham VIC 3810
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**Indicative selling price**

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

or range between

\$550,000
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 & 

\$600,000
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**Median sale price**

Median price

\$510,500
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 House 

X
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 Suburb 

PAKENHAM VIC 3810
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Period - From

October 2017
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 to 

December 2017
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 Source 

PRICEFINDER <a href="http://pricefinder.com.au">pricefinder.com.au</a>
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**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. 13 Irving Road, Pakenham VIC 3810	\$572,000	03/12/2017
2. 12 Kate Court, Pakenham VIC 3810	\$590,000	29/11/2017
3. 15 Wynen Court, Pakenham VIC 3810	\$555,000	16/11/2017

Property data source: PRICEFINDER [pricefinder.com.au](http://pricefinder.com.au). Generated on 23 March 2018.

## Additional information about comparable sales.

	<b>13 IRVING RD, PAKENHAM, VIC 3810</b>  Sale Price <b>\$572,000</b> Sale Date: 03/12/2017	 4  3  3
		Distance from Property: 1.4km 
	<b>12 KATE CRT, PAKENHAM, VIC 3810</b>  Sale Price <b>\$590,000</b> Sale Date: 29/11/2017	 5  2  3
		Distance from Property: 1.5km 
	<b>15 WYNEN CRT, PAKENHAM, VIC 3810</b>  Sale Price <b>\$555,000</b> Sale Date: 16/11/2017	 4  2  2
		Distance from Property: 1km 

Property data source: PRICEFINDER pricefinder.com.au. Generated on 23 March 2018.