

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

37 Simon Drive Pakenham

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range between

\$450,000

&

\$495,000

### Median sale price

Median price

\$505,000

Property type

House

Suburb

Pakenham

Period - From

01/07/2019

to

02/07/2020

Source

Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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 |
|-----------------------------------------|-----------|--------------|
| 31 Fallingwater Drive Pakenham VIC 3810 | \$480,000 | 26/05/2020   |
| 5 Pommel Street Pakenham VIC 3810       | \$465,000 | 30/04/2020   |
| 1 Gus Court Pakenham VIC 3810           | \$472,000 | 11/01/2020   |

This Statement of Information was prepared on:

10/07/2020

[consumer.vic.gov.au](http://consumer.vic.gov.au)