

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 1/101 Ebony Drive Pakenham 3810

Indicative selling price

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

\$350,000

&

\$385,000

Median sale price

Median price \$359,000 House ☐ Unit ☒ Suburb Pakenham 3810

Period - From 01/10/2017 to 31/12/2017 Source Pricefinder.com.au

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. 5/54-58 Pommel Street Pakeham 3810	\$350,000	30/09/2017
2. 2/76 Murphy Road Pakenham 3810	\$365,000	01/02/2018
3. 4/12 Renlik Court Pakenham 3810	\$375,000	28/01/2018

Property data source: pricefinder.com.au. Generated on 27th February 2018.