
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 23 Storey Drive, Pakenham VIC 3810

Indicative selling price

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

or range between \$420,000 & \$455,000

Median sale price

(*Delete house or unit as applicable)

Median price \$510,000

House

X

Suburb Pakenham

Period - From 07/05/18 to 07/11/18

Source RPDATA CORELOGIC

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. 49 Clifford Drive, Pakenham VIC 3810	\$420,000	04/09/18
2. 38 Wakenshaw Crescent, Pakenham VIC 3810	\$425,000	18/10/18
3. 71 Wakenshaw Crescent, Pakenham VIC 3810	\$425,000	15/10/18

Property data source: REIV propertydata.com.au. Generated on 07 November 2018.

