

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 17 Windermere Boulevard Pakenham 3810

Indicative selling price

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

\$570,000

&

\$625,000

Median sale price

Median price \$511,000

House ☒

Unit ☐

Suburb Pakenham 3810

Period - From 01/01/2018 to 31/03/2018

Source Pakenham 3810

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. 10 Ocean Bend Pakenham 3810	\$601,000	06/02/2018
2. 26 Superior Waters Pakenham 3810	\$615,000	19/03/2018
3. 20 Abrehart Road Pakenham 3810	\$619,000	07/03/2018

Property data source: Pricefinder.com.au. Generated on 14th April 2018.