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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

|                                 |
|---------------------------------|
| 7 Gardiner Street Pakenham 3810 |
|---------------------------------|

### Indicative selling price

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

|               |           |           |
|---------------|-----------|-----------|
| Range between | \$520,000 | \$540,000 |
|---------------|-----------|-----------|

### Median sale price

Median price

|           |
|-----------|
| \$495,000 |
|-----------|

House

|   |
|---|
| X |
|---|

Suburb

|          |
|----------|
| Pakenham |
|----------|

Period - From

|        |
|--------|
| Aug 18 |
|--------|

to

|        |
|--------|
| Jan 19 |
|--------|

Source

|            |
|------------|
| Pricfinder |
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### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Property data source: Pricfinder Generated on 14<sup>th</sup> January 2019.