
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

20 NATHAN COURT, PAKENHAM, VIC 3810

Indicative selling price

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

Range between

\$450,000

 &

\$490,000

Median sale price

Median price

\$512,000

 *House

X

 *Unit

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 Suburb

Pakenham

Period - From

June 2018

 to

Nov 2018

 Source

Pricefinder

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. 85 MANNA GUM DR, PAKENHAM, VIC 3810	\$470,000	16/09/2018
2. 4 AYESHA RISE, PAKENHAM, VIC 3810	\$476,000	14/11/2018
3. 15 MELROSE ST, PAKENHAM, VIC 3810	\$460,000	08/10/2018