

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 30 Mackellar Street Pakenham VIC 3810

Indicative selling price

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

range between \$650,000 & \$690,000

Median sale price

Median price \$499,000 Property type House Suburb Pakenham

Period - From 01 Sep 18 to 31 Aug 19 Source 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
14 McGarvie Crescent, Pakenham VIC 3810	\$680,000	18 Sep 19
31 Winneke Way Pakenham VIC 3810	\$680,000	19 Aug 19
11 Overland Rise Pakenham VIC 3810	\$678,000	26 Aug 19

This Statement of Information was prepared on: 8.10. 2019