

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 92 Ebony Drive Pakenham 3810

Indicative selling price

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

\$475,000

&

\$520,000

Median sale price

Median price \$456,000

House

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Suburb Pakenham

Period - From 01/03/2017 to 30/06/2017

Source Pricefinder.com.au

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. 52 Murphy Road Pakenham 3810	\$500,000	10/07/2017
2. 6 Wynen Court Pakenham 3810	\$505,000	20/05/2017
3. 38 Bonneville Parade Pakenham 3810	\$520,000	20/06/2017