
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

55 Clifford Drive, Pakenham VIC 3810

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$510,000

House

X

Suburb

Pakenham

Period - From

24/01/19

to

24/07/19

Source

RPDATA CORELOGIC

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. 42 Clifford Drive, Pakenham VIC 3810	\$510,755	09/11/18
2. 34 Sandalwood Drive, Pakenham VIC 3810	\$487,500	13/12/18
3. 17 Azalea Avenue, Pakenham VIC 3810	\$484,000	24/08/18

Property data source: RPDATA CORELOGIC Generated on 24th January 2019

