

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 77 Willottree Drive VIC 3809.

Indicative selling price

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

☐ range between &

Median sale price

Median price ☒ *House ☐ X ☐ Suburb
Period - From to Source

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 |
|--|-----------|--------------|
| 1.20 Inspiration Circuit, Pakenham VIC 3810. | \$547,000 | 6-Dec-2017 |
| 2.11 Creekview Avenue, Pakenham VIC 3810. | \$560,000 | 13-Jun-2017 |
| 3.20 Willottree Drive Pakenham Vic 3810. | \$535,000 | 29-Jun-2017 |