

# 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 40 Highland Drive, Pakenham 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between \$600,000 & \$660,000

### Median sale price

Median price \$485,000 Property type House Suburb Pakenham 3810

Period - From 8 Aug 2019 to 4 Feb 2020 Source Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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
1: 14 Fleming Terrace, Pakenham 3810	\$600,000	18-Nov-19
2: 16 Aberdeen Heights, Pakenham 3810	\$630,000	28-Aug-19
3: 2 Andrew Court, Pakenham 3810	\$652,000	22-Nov-19

This Statement of Information was prepared on: 4/02/2020