

## 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 12 Drysdale Street Pakenham 3810

### Indicative selling price

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

\$535,000

&

\$585,000

### Median sale price

Median price \$442,000

House ☒

Suburb Pakenham

Period - From 01/04/2017 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. 35 Greendale Boulevard Pakenham 3810	\$542,800	15/06/2017
2. 20 Greendale Boulevard Pakenham 3810	\$560,000	19/06/2017
3. 20 Vanessa Circuit Pakenham 3810	\$565,000	03/06/2017