

## 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 3 Ascot Court, Pakenham VIC 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 \$525,000 & \$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$510,000

\*House ☒

Suburb Pakenham

Period - From 26/03/18 to 26/09/18

Source RPDATA CORELOGIC

### Comparable property sales

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. 81 Blue Horizons Way, Pakenham VIC 3810	\$531,000	18/05/18
2. 2 Salvia Avenue, Pakenham VIC 3810	\$550,000	26/04/18
3. 22 Salvia Avenue, Pakenham VIC 3810	\$545,000	19/09/18

OR

Property data source: RPDATA CORELOGIC. Generated on 26 September 2018..

