

# 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

14 Belmont Crescent, Pakenham 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$

or range between

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$515,000

\*House

X

\*Unit

Suburb

Pakenham

Period - From

20<sup>th</sup> Nov 18

to

28<sup>th</sup> April 19

Source

RP DATA

### 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 8 Keating Street, PAKENHAM, 3810 Victoria	\$465,000	14/12/2018
2 12 Macadamia Street Pakenham, 3810 Victoria	\$490,000	04-Dec-18
3 1 Almond Grove Pakenham, VIC 3810	\$505,000	07-Jan-19