
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

Indicative selling price

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

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Median sale price

Median price House Unit 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
5 Sunline Terrace, Pakenham VIC 3810	\$502,500	03 Nov 17
4 Sunline Terrace, Pakenham VIC 3810	\$483,000	15 Nov 17
35 Macquarie Circuit, Pakenham VIC 3810	\$510,000	23 Jan 18

Additional information about comparable sales.



35 Macquarie Circuit Pakenham VIC 3810 Sold Price **\$510,000** Sold Date **23-Jan-18**
 Distance **0.84km**

 4  2  2



5 Sunline Terrace Pakenham VIC 3810 Sold Price **\$502,500** Sold Date **03-Nov-17**
 Distance **0.02km**

 3  2  2



4 Sunline Terrace Pakenham VIC 3810 Sold Price **\$483,000** Sold Date **15-Nov-17**
 Distance **0.01km**

 2  2  1