

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 53 Sandalwood Drive Pakenham 3810

Indicative selling price

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

Single price \$* or range between \$*340,000 & \$*370,000

Median sale price

Median price \$410,000 *House x *Unit Suburb Pakenham
Period - From 08/12/16 to 09/05/17 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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 12 Storey Drive, Pakenham 3810	\$340,000	08/12/16
2 31 Honeyeater Way Pakenham 3810	\$340,000	02/02/17
3 8 Armidale Drive Pakenham 3810	\$355,000	17/12/16

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.