
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

9/31 Syme Road, Pakenham VIC 3810

Indicative selling price

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

\$350,000

&

\$370,000

Median sale price

Median price

\$372,375

House

--

Unit

X

Suburb

Pakenham

Period - From

Aug 17

to

Jul 18

Source

CoreLogic

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
16/21 – 31 Parman Avenue, Pakenham VIC 3810	\$350,000	01 May 18
20/11 Hawk Avenue, Pakenham VIC 3810	\$365,000	27 Feb 18
2/38-40 tuscan Rise, Pakenham VIC 3810	\$370,000	11 June 18