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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

50 Everly Circuit Pakenham VIC 3810

Indicative selling price

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

Single Price			or range between	\$515	5,000	&	\$565,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$515,000	*House	X	*Unit		Suburb	Pakenham			
Period-from	01 Oct 2017	to 30	Sep 201	8	Source		Corelogic			

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	
2 Griffith Mews Pakenham VIC 3810	\$578,000	27-Jul-18	
28 Joseph Banks Drive Pakenham VIC 3810	\$580,000	30-May-18	
21 Eventide Rise Pakenham VIC 3810	\$580,000	09-May-18	

OR

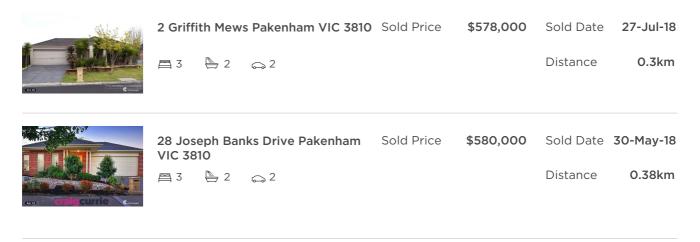
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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21 Eventide Rise Pakenham VIC 3810		Sold Price	Sold Date	09-May-18	
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