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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

10 Stonebridge Lane, Pakenham VIC 3810
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$390,000
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&

\$420,000
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### Median sale price

Median price

\$420,000
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Unit

X
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Suburb

Pakenham
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Period - From

21/05/18
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to

21/11/18
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Source

RPDATA CORELOGIC
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### 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
1. 21 Harlesden Circuit, Pakenham VIC 3810	\$390,000	27/10/18
2. 22 Macalister Place, Pakenham VIC 3810	\$420,000	15/10/18
3. 2 The Glen, Pakenham VIC 3810	\$408,000	27/06/18

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

# Additional information about comparable sales.

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