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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

26 Abrehart Road Pakenham VIC 3810

4 2 2

Indicative Selling Price

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

Range between \$540,000 & \$580,000

Median Sale Price

\$520,000 Houses in Pakenham between 01 Apr 2018 - 31 Mar 2019

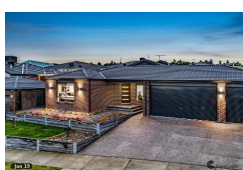
Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



37 Mountford Rise Pakenham VIC 3810 Sold Price ^{RS} **\$540,000** Sold Date **18-Feb-19**
 3 2 2 Distance **0.52km**



8 Victoria Place Pakenham VIC 3810 Sold Price Sold Date **19-Feb-19**
 4 2 3 Distance **0.55km**



43 Ben Drive Pakenham VIC 3810 Sold Price ^{RS} **\$580,000** Sold Date **15-Mar-19**
 4 2 2 Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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