

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	37 Spring Circuit, Pakenham Vic 3810							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
	Range between	\$550,000		&	\$600,000			
Median sale price								
Median price	530,000	*House	x *Unit		Suburb Pakenha	m		
Period - From	11.06.18 to	11.09.18		Source	Pricefinder.com.au			

Comparable property sales

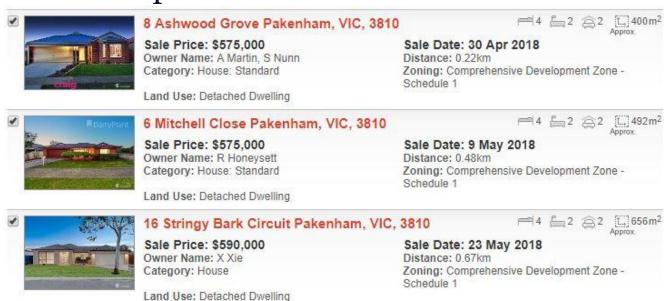
A. These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 8 Ashwood Grove, Pakenham Vic 3810	\$575,000	30.04.18
2. 6 Mitchell Close, Pakenham Vic 3810	\$575,000	09.05.18
3. 16 Stringy Bark Circuit, Pakenham Vic 3810	\$590,000	23.05.18

Property data source: REIV propertydata.com.au. Generated on 11 September 2018.



Additional information about comparable sales.



Property data source: REIV propertydata.com.au. Generated on 11 September 2018.