

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 7 Emily Close Pakenham 3810

Indicative selling price

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

Range between \$470,000 & \$495,000

Median sale price

Median price \$525,000 *House ☒ *Unit ☐ Suburb Pakenham
Period - From May 2018 to Oct 2018 Source Pricefinder

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. 12 IRVING RD, PAKENHAM, VIC 3810	\$485,000	28/10/2018
2. 28 BARRINGTON DR, PAKENHAM, VIC 3810	\$490,000	05/07/2018
3. 4 UNION AVENUE, PAKENHAM, VIC 3810	\$480,000	26/07/2018