
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

6 Currawong Crescent, Pakenham VIC 3810

Indicative selling price

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

\$550,000

&

\$600,000

Median sale price

Median price

\$451,000

House

X

Unit

Suburb

Pakenham

Period - From

Jan 17

to

Dec 2017

Source

CoreLogic

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
19 Inspiration Circuit, Pakenham VIC 3810	\$598,500	29 Nov 17
9 Audley Street, Pakenham VIC 3810	\$598,500	16 Aug 17
12 Inspiration Circuit, Pakenham VIC 3810	\$595,000	21 Dec 17

Additional information about comparable sales.



19 Inspiration Circuit Pakenham VIC 3810 Sold Price **\$598,500** Sold Date **29-Nov-17**

 4  2  2

Distance **0.78km**



9 Audley Street Pakenham VIC 3810 Sold Price **\$598,500** Sold Date **16-Aug-17**

 4  2  2

Distance **1.04km**



12 Inspiration Circuit Pakenham VIC 3810 Sold Price **\$595,000** Sold Date **21-Dec-17**

 4  2  2

Distance **0.83km**