

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 10 Glenvista Road, Pakenham 3810

Indicative selling price

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

or range between \$390,000 & \$420,000

Median sale price

Median price \$445,000 Property type House Suburb Pakenham 3810

Period - From Jul 2019 to Dec 2019 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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: 11 Devine Drive, Pakenham 3810	\$420,000	23 July 2019
2: 8 Well Streets, Pakenham 3810	\$415,000	17 July 2019
3: 20 Field Street, Pakenham 3810	\$402,000	1 July 2019

This Statement of Information was prepared on: 19/12/2019