

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 or
locality and postcode

19 Licodia Drive, Pakenham VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$510,000 \$560,000

Median sale price

Median price \$530,000 Property type House Suburb Pakenham

Period - From 01/01/2020 to 31/03/2020 Source www.pricefinder.com.au

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 3 Azalea Avenue, Pakenham VIC 3810	\$ 558,000	20/02/2020
2 26 Park Boulevard, Pakenham VIC 3810	\$ 535,000	13/10/2019
3 112 Gallery Way, Pakenham VIC 3810	\$ 540,000	06/10/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06/11/2020