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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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### Median sale price

Median price  House  Unit  Suburb   
Period - From  to  Source

### 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
1/23 King Street, Pakenham VIC 3810	\$450,500	09 Jan 18
31 Irving Road, Pakenham VIC 3810	\$460,250	05 Feb 18
19 Newbury Street, Pakenham VIC 3810	\$460,000	21 Nov 17

## Additional information about comparable sales.



1/23 King Street Pakenham VIC 3810

 2  2  -

Sold Price

**\$450,500**

Sold Date

**09-Jan-18**

Distance

**0.24km**



31 Irving Road Pakenham VIC 3810

 3  2  1

Sold Price

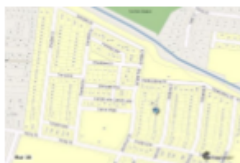
**\$460,250**

Sold Date

**05-Feb-18**

Distance

**1.09km**



19 Newbury Street Pakenham VIC 3810

 3  2  1

Sold Price

**\$460,000**

Sold Date

**21-Nov-17**

Distance

**0.46km**