

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 245 Morrison Road, Pakenham Upper

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 \$1,375,000 & \$1,512,500

Median sale price

(*Delete house or unit as applicable)

Median price \$ 789,400 *House X *Unit Suburb PAKENHAM UPPER

Period - From 01/07/16 to 14/06/17 Source <http://www.ksouhouse.com/>

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

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