

## 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 4 Hale Place Pakenham 3810

### Indicative selling price

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

\$480,000

&

\$528,000

### Median sale price

Median price \$515,000

House

☒

Unit

☐

Suburb

Pakenham 3810

Period - From 01/01/2018

to

31/03/2018

Source

Pricefinder.com.au

### Comparable property sales

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. 7 Spencer Place Pakenham 3810	\$520,000	09/02/2018
2. 47 Manna Gum Drive Pakenham 3810	\$520,000	23/01/2018
3. 6 Glenda Court Pakenham 3810	\$515,000	24/01/2018

Property data source: [pricefinder.com.au](http://pricefinder.com.au). Generated on 30th May 2018.