
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

14 Ashwood Grove Pakenham

Indicative selling price

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

\$480,000

&

\$515,000

Median sale price

Median price

\$528,047

 House

X

 Unit Suburb

Pakenham 3810

Period - From

01/01/2018

 to

30/06/2018

 Source

Rpdata.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. 25 Mallee Circuit, Pakenham 3810	\$495,000	05/10/2018
2. 22 Scarlet Crescent Pakenham 3810	\$485,000	05/10/2018
3. 1 Pyrus Court, Pakenham 3810	\$490,000	21/08/2018