

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 and
postcode 112 Blue Horizons Way, Pakenham

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 \$*585,000 & \$625,000

Median sale price

Median price \$ 496,050 Property type House Suburb Pakenham

Period - From 01.10.2019 to 31.12.2019 Source Pricefinder

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
9 Amberley Drive, PAKENHAM, VIC 3810	\$602,000	16.01.2020
23 Gallery Way, Pakenham VIC 3810	\$605,000	12.11.2019
16 Jacaranda Way, Pakenham VIC 3810	\$595,000	03.09.2019

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.~~

This Statement of Information was prepared on: 27.03.2020