Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	29 Pinnacle Drive, Pakenham VIC 3810

Indicative selling price

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Single price	<u>\$*</u>	or range between	\$ 406,000	&	\$ 445,000

Median sale price

Median price	\$ 485,000		Property ty	pe House		Suburb	Pakenham
Period - From	31/08/2018	to	01/09/2019	Source	https://www	.pricefind	der.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.

Ad	Idress of comparable property	Price	Date of sale
1	25 Orchard Valley Avenue, Pakenham VIC 3810	\$ 430,000	24/06/2019
2	110 Ahern Road, Pakenham VIC 3810	\$ 430,000	06/11/2019
3	112 Ahern Road, Pakenham VIC 3810	\$ 430,000	14/05/2019

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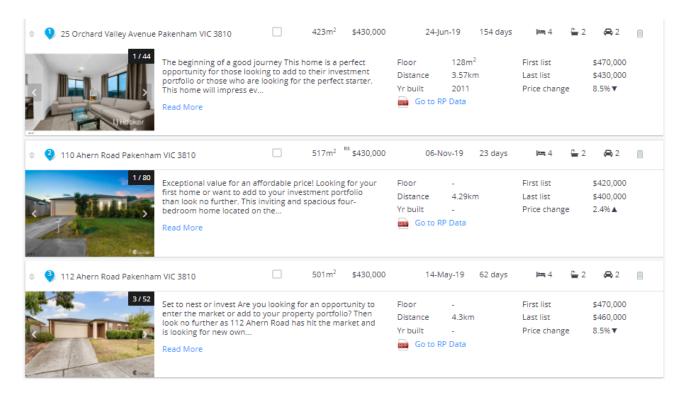
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/11/2019





Additional information about comparable sales.



Source: https://rpp.rpdata.com/