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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address Including suburb and postcode	42 Belmont Crescent Pakenham
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### Indicative selling price

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

Range between	\$265,000	\$290,000
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### Median sale price

Median price	\$265,950
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House	X
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Suburb	Pakenham
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Period - From	Oct 18	to	Jan 18
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Source	Pricfinder
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### Comparable property sales

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.

Property data source: Pricfinder Generated on 23<sup>rd</sup> January 2018.

