

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	25 Ironbark Circuit Pakenham
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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	\$490,000	&	\$539,000
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Median sale price

(*Delete house or unit as applicable)

Median price	411000	*House	x	*Unit		Suburb	Pakenham
Period - From	24 Feb 2017	to	24 th August 2017	Source	Data supplied by RP Data Pty Ltd trading as CoreLogic		

Comparable property sales (*Delete A or B below as applicable)

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
96 Arena Prd Officer	\$579,000	10/8/17
23 Eventide Rise Pakenham	\$535,000	7/4/17
15 Flinders Chase Pakenham	\$515,000	17/6/17

OR

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.