
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

18 Conrad Court Pakenham Vic 3810

Indicative selling price

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

Range between

\$410,000

&

\$430,000

Median sale price

Median price

\$495,000

*House

X

*Unit

Suburb

Pakenham

Period - From

Aug 18'

to

Jan 19'

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
1 SIR PHILLIP CRT, PAKENHAM, VIC 3810	\$414,000	25/10/2018
30 KOSTA BODA BVD, PAKENHAM, VIC 3810	\$415,000	03/10/2018
11 MELROSE ST, PAKENHAM, VIC 3810	\$420,000	16/10/2018

Property data source: Pricefinder. Generated on 26/09/2018

Additional information about comparable sales.

Property data source: REIV propertydata.com.au. Generated on