
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 13 Stringy Bark Circuit, Pakenham VIC 3810

Indicative selling price

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

range between \$490,000 & \$535,000

Median sale price

Median price \$510,000 House ☒ Suburb PAKENHAM VIC 3810

Period - From JUNE 17 to MAY 18 Source CORELOGIC rpdata.com.au

Comparable property sales

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. 3 Wonboyn Close, Pakenham VIC 3810	\$528,000	12/06/2018
2. 3 Creekview Avenue, Pakenham VIC 3810	\$528,000	08/06/2018
3. 32 Ashwood Grove, Pakenham VIC 3810	\$520,000	23/02/2018

Property data source: CORELOGIC rpdata.com.au. Generated on 31 July 2018