

## STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

## 30

		Sections 47AF of the Estate Agents Ac	ct 198		
Property offered for sale					
Address Including suburb and postcode	7 Romina Street, Pakenham Vic 3810				
Indicative selling p	rice				
For the meaning of this p	rice see co	consumer.vic.gov.au/underquoting			
\$465,000	&	\$510,000			
Median sale price					
Median price	\$488,250	> *House x *Unit Suburb Pakenham			
Period - From	30.10.18	to 30.01.19 Source pricefinder.com.au			

## Comparable property sales

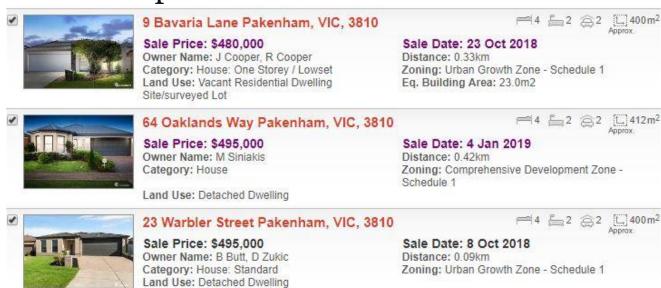
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 9 Bavaria Lane Pakenham Vic 3810	\$480,000	23.10.18
2. 64 Oaklands Way Pakenham Vic 3810	\$495,000	04.01.19
3. 23 Warbler Street, Pakenham Vic 3810	\$495,000	08.10.18

Property data source: REIV propertydata.com.au. Generated on 30<sup>th</sup> January 2019.



## Additional information about comparable sales.



Property data source: REIV propertydata.com.au. Generated on 30<sup>th</sup> January 2019.