
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

7 Stokes Green, Pakenham VIC 3810

Indicative selling price

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

or range between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$510,000

*House

X

Suburb

Pakenham

Period - From

10/06/18

to

10/12/18

Source

RPDATA CORELOGIC

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. 26 Spring Circuit, Pakenham VIC 3810	\$525,500	01/12/18
2. 64 Oaklands Way, Pakenham VIC 3810	\$495,000	04/01/19
3. 14 Ashwood Grove, Pakenham VIC 3810	\$505,000	11/10/18

