

---

## 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

49 Storey Drive, Pakenham

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$470,000

&

\$510,000

### Median sale price

Median price

\$485,000

\*House

X

\*Unit

Suburb

Pakenham

Period - From

30.11.2018

to

30.05.2019

Source

[pricefinder.com.au](http://pricefinder.com.au)

### 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
1 18 Jacaranda Way, Pakenham	\$495,000	30/4/2019
2 109 Eagle Drive, Pakenham	\$506,000	18/06/2019
3 7 Lorikeet Court, Pakenham	\$510,000	19/06/2019

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 11 April 2019