
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

50 Inspiration Circuit, Pakenham VIC 3810

Indicative selling price

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

\$530,000

&

\$583,000

Median sale price

Median price

\$510,000

House

X

Unit

Suburb

Pakenham

Period - From

Jan 18

to

March 18

Source

PriceFinder

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
18 Naomi Street, Pakenham VIC 3810	\$581,000	02 Feb 18
3 Lawrence Close, Pakenham VIC 3810	\$580,000	28 Nov 17
150 Henry Road, Pakenham VIC 3810	\$578,000	18 Oct 17

Additional information about comparable sales.



**18 Naomi Street Pakenham VIC
3810**

 3  2  2

Sold Price

\$581,000

Sold Date

02-Feb-18

Distance

1.32km



**3 Lawrence Close Pakenham VIC
3810**

 4  2  2

Sold Price

\$580,000

Sold Date

28-Nov-17

Distance

1.42km



**150 Henry Road Pakenham VIC
3810**

 4  2  2

Sold Price

\$578,000

Sold Date

18-Oct-17

Distance

0.76km