

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 29 Clifford Drive, Pakenham VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between \$530,000 & \$583,000

Median sale price

Median price \$485,500

Property type House

Suburb Pakenham 3810

Period - From 01/01/2019

to

31/12/2019

Source www.pricfinder.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 Webster Way, Pakenham VIC 3810	\$560,200	22/09/2019
2: 34 Belvedere Drive, Pakenham VIC 3810	\$564,000	21/01/2020
3: 104 Gallery Way, Pakenham VIC 3810	\$563,500	04/10/2019

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 01/02/2020