

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

## Sections 47AF of the Estate Agents Act 1980

				•	30110110	717AI OI	the Estate Agents Ast 10	
Property offered fo	r sale							
Address Including suburb and postcode	10 Spaniel Lane, Pakenham VIC 3810							
Indicative selling p	rice							
For the meaning of this p	orice see co	nsumer.vi	c.gov.au/und	derquoting				
\$460,000	&	\$495,000	)					
Median sale price								
Median price	\$480,000		House	X		Suburb	Pakenham	
Period - From	DEC 2017	to I	April 2018		Source	Core Logi	c RP Data	
_								

## Comparable property sales

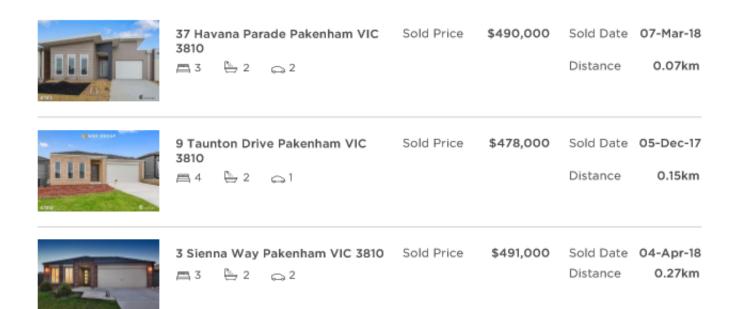
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
37 Havana Parade, Pakenham VIC 3810	\$490,000	07 MAR 18
9 Taunton Drive, Pakenham VIC 3810	\$478,000	05 DEC 17
3 Sienna Way, Pakenham VIC 3810	\$491,000	04 APR 18

Property data source: Core Logic RP data www.rpp.rpdata.com. Generated on 20.04.18



## Additional information about comparable sales.



Property data source: Core Logic RP data www.rpp.rpdata.com. Generated on 20.04.2018.