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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

28 Montalto Drive Pakenham 3810

### Indicative selling price

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

Range between 

\$360,000

 & 

\$390,000

### Median sale price

Median price 

\$261,250

 \*House ☐ \*Unit ☒ Suburb 

Pakenham

Period - From 

May 2018

 to 

Oct 2018

 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
1. 9 AIREDALE WAY, PAKENHAM, VIC 3810	\$367,000	13/07/2018
2. 21 GRANDVUE BVD, OFFICER, VIC 3809	\$368,000	11/04/2018
3. 17 AVONDALE ST, OFFICER, VIC 3809	\$370,000	16/04/2018