
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 25 Reidel Avenue Pakenham

Indicative selling price

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

range between \$*480,000 & \$*528,000

Median sale price

Median price \$425,300 *House x Suburb Pakenham

Period - From 14/05/17 to 20/09/17 Source Rp Data Core logic

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 9 Field Street Pakenham	\$490,000	14/05/17
2 47 Fallingwater Drive Pakenham	\$505,500	5/09/17
3 49 Fallingwater Drive Pakenham	\$501,000	29/07/17