

## 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 7 Lucerne Circuit Pakenham

### Indicative selling price

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

\$450,000

&

\$495,000

### Median sale price

Median price \$420,00

X

Suburb Pakenham

Period - From 31/10/2016 to 31/03/2017

Source pricefinder.com.au

### 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. 19 Bonneville Parade Pakenham 3810	\$455,000	03/02/2017
2. 18 Lucerne Circuit Pakenham 3810	\$468,000	18/12/2017
3. 23 Victoria Place Pakenham 3810	\$478,000	11/01/2017

Property data source: [pricefinder.com.au](http://pricefinder.com.au). Generated on 19<sup>th</sup> May 2017.