

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 33 Adrian Drive Pakenham VIC 38100

Indicative selling price

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

\$410,000

&

\$450,000

Median sale price

Median price \$523,350

House

X

Unit

Suburb Pakenham

Period - From 01 Jan 18

to 31 Dec 18

Source CoreLogic

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
6 Cantle Close Pakenham VIC 3810	\$450,000	18 Oct 18
18 Mikkell Court Pakenham VIC 3810	\$450,000	13 Dec 18
8 Martingale Place Pakenham VIC 3810	\$445,000	05 Dec 18

Property data source: CoreLogic Generated on 25th February 2019