

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 26 Spring Circuit, Pakenham Vic 3810

Indicative selling price

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

Range between

\$520,000

&

\$550,000

Median sale price

Median price

\$530,000

*House

x

*Unit

Suburb

Pakenham

Period - From

26.06.18

to

26.09.18

Source

Pricefinder.com.au

Comparable property sales

- 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. 13 Stringy Bark Circuit Pakenham	\$535,000	13.08.18
2. 45 Stringy Bark Circuit, Pakenham Vic 3810	\$550,000	24.04.18
3. 30 Blackwood Drive Pakenham	\$530,000	19.08.18

Property data source: REIV propertydata.com.au. Generated on 16 of October 2018.

