

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

1 Smethurst Avenue Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median price

491,000

*House

X

*Unit

Suburb

Pakenham

Period - From

February 2017

to

January 2018

Source

RP Data Pty Ltd trading as CoreLogic

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
16 Gullquist Way Pakenham Vic 3810	\$400,000	28/11/2017
2 Smethurst Avenue Pakenham Vic 3810	\$480,000	9/12/2017
6 Owen Court Pakenham Vic 3810	\$442,000	17/1/2018

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



O'Brien Real Estate