

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

9 Celebration Circuit, Pakenham Vic 3810

#### Indicative selling price

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

Single price

\$476,000

#### Median sale price

Median price

\$460,000

House

X

Suburb

Pakenham

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2 Macalister PI PAKENHAM 3810	\$505,000	15/06/2017
34 Everly Cirt PAKENHAM 3810	\$495,000	01/06/2017
43 Edenbrook Cirt PAKENHAM 3810	\$477,500	09/04/2017