

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

9 Leonard Court Pakenham

Indicative selling price

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

\$495,000

&

\$544,000

Median sale price

Median price

\$502,000

House

X

Unit

Suburb

PAKENHAM

Period - From

01 Jul 18

to

30 Jun 19

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
19 Fleming Terrace Pakenham VIC 3810	\$530,000	23 Apr 19
14 Settlers Hill Rise Pakenham	\$525,000	04 Jun 19
15 Kristina Court Pakenham	\$523,000	11 Jul 19