
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 19 Shearwater Drive Pakenham

Indicative selling price

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

\$590,000

&

\$630,000

Median sale price

Median price \$515,000 House ☒ Unit ☐ Suburb Pakenham
Period - From 01/09/2017 to 31/08/2018 Source Rpdata.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. 11 Genoa Grove Pakenham	\$615,000	11.07.18
2. 12 Pyrus Crt Pakenham	\$600,000	03.07.18.
3. 16 Stringy Bark Cct Pakenham	\$590,000	23.05.18