

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 Red Gum Circuit, Pakenham VIC 3810

Indicative selling price

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

or range between \$510,000 & \$560,000

Median sale price

Median price \$481,750

*House X

Suburb Pakenham

Period - From 02/09/18 to 02/03/18

Source RPDATA CORE LOGIC

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. 6 Lorikeet Court, Pakenham VIC 3810	\$550,100	16/01/18
2. 71 Storey Drive, Pakenham VIC	\$527,000	18/09/17
3. 12 Honeyeater Way, Pakenham VIC 3810	\$547,500	09/10/17