
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

20 Inspiration Circuit, Pakenham VIC 3810

Indicative selling price

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

\$450,000

&

\$495,000

Median sale price

Median price

\$428,000

House

X

Unit

Suburb

Pakenham

Period - From

01 January 17

to

31 March 2017

Source

PriceFinder

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
37 Victory Drive, Pakenham VIC 3810	\$492,000	21 Mar 17
21 Loxton Way, Pakenham VIC 3810	\$490,000	01 Mar 17
11 Joseph Banks Drive, Pakenham VIC 3810	\$484,000	07 Feb 17

Additional information about comparable sales.



37 Victory Drive Pakenham VIC 3810

 4  2  2

Sold Price

\$492,000

Sold Date

21-Mar-17

Distance

0.51km



21 Loxton Way Pakenham VIC 3810

 3  2  2

Sold Price

\$490,000

Sold Date

01-Mar-17

Distance

1.69km



11 Joseph Banks Drive Pakenham VIC 3810

 3  2  2

Sold Price

\$484,000

Sold Date

07-Feb-17

Distance

1.21km