

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 8 Muscari Drive, Pakenham VIC 3810

Indicative selling price

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

or range between \$565,000 & \$600,000

Median sale price

Median price \$520,000

*House X

Suburb Pakenham

Period - From 19/08/18 to 19/02/19

Source RPDATA CORELOGIC

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. 50 Bluehills Boulevard, Pakenham VIC 3810	\$575,000	25/10/18
2. 4 Mauve Street, Pakenham VIC 3810	\$590,000	10/11/18
3. 11 Henry Lawson Drive, Pakenham VIC 3810	\$580,000	07/03/19

Property data source: RPDATA CORELOGIC Generated on 19TH Feb 2019.