

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 57 Victory Drive Pakenham VIC 38100

Indicative selling price

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

\$480,000

&

\$520,000

Median sale price

Median price \$521,000

House

X

Unit

Suburb Pakenham

Period - From 01 Feb 18

to 31 Jan 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
47 Edmund Street Pakenham VIC 3810	\$520,000	27 Sep 18
18 Celebration Circuit Pakenham VIC 3810	\$515,000	05 Sep 18
116 Henry Road Pakenham VIC 3810	\$511,000	06 Oct 18

Property data source: CoreLogic Generated on 4th February 2019