

Statement of Information
**Internet advertising for single residential property
located within or outside the Melbourne metropolitan
area**

Sections 47AF of the *Estate Agents Act 1980*



Indicative selling price

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

Single price \$ or range between \$ 470,000 & \$ 510,000

Median sale price

Median price \$ 475,200 *House ☒ *unit ☐ Suburb or locality PAKENHAM
Period - From 1/1/2017 to 15/1/2018 Source RP DATA

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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 Highland Drive, Pakenham	\$502,000	11/1/18
2 - 65 Corymbia Promenade, Pakenham	\$475,000	17/10/17
3 - 22 View Grand Drive, Pakenham	\$ 480,000	2/10/17