

## 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 5 Nicholas Court Pakenham 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$473,000

### Median sale price

Median price \$522,000 \*House ☒ \*Unit ☐ Suburb Pakenham  
Period - From March 2018 to Sept 2018 Source Pricefinder.com.au

### 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
17 Pommel Street Pakenham VIC	\$465,000	10-Jul-18
7 Joseph Court Pakenham VIC 3810	\$460,000	09-May-18
8 Bruce Court Pakenham VIC 3810	\$470,000	07-May-18

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on