

## 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 81 Ebony Drive Pakenham VIC 3810

### Indicative selling price

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

\$460,000

&

\$506,000

### Median sale price

Median price \$515,000

House

X

Unit

Suburb Pakenham

Period - From 01 May 18

to 30 Apr 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
14 Kate Court Pakenham VIC 3810	\$500,000	08 Nov 18
4 Nicola Court Pakenham VIC 3810	\$490,000	17 April 19
23 Montclair Court Pakenham VIC 3810	\$470,000	09 Feb 19

Property data source: CoreLogic Generated on 7<sup>th</sup> May 2019