
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	6 Gibb Court, Pakenham VIC 3810
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Indicative selling price

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

Range between	\$420,000	&	\$460,000
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Median sale price

Median price	\$562,000	House	X	Suburb	Pakenham VIC 3810
Period - From	March 2018	to	September 2018	Source	CORELOGIC rpdata.com.au

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
1. 41 Parman Avenue, Pakenham VIC 3810	\$455,000	27.07.2018
2. 7 Naples Way, Pakenham VIC 3810	\$452,000	04.04.2018
3. 8 Dundee Court, Pakenham VIC 3810	\$455,000	22.05.2018

Property data source: CORELOGIC rpdata.com.au. Generated on 5th September 2018