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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

2 Fable Grove, Pakenham VIC 3810

### Indicative selling price

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

\$510,000

&

\$561,000

### Median sale price

Median price

\$428,000

House

X

Unit

Suburb

Pakenham

Period - From

01 January 17

to

31 March 2017

Source

PriceFinder

### 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
9 Discovery Street, Pakenham VIC 3810	\$561,000	09 Oct 17
11 Creekview Avenue, Pakenham VIC 3810	\$560,000	13 Jun 17
24 Isabel Street, Pakenham VIC 3810	\$556,780	18 Jun 17

## Additional information about comparable sales.



**9 Discovery Street Pakenham VIC  
3810**

 3  2  2

Sold Price

**\$561,000**

Sold Date

**09-Oct-17**

Distance

**0.25km**



**11 Creekview Avenue Pakenham VIC  
3810**

 4  2  2

Sold Price

**\$560,000**

Sold Date

**13-Jun-17**

Distance

**0.28km**



**24 Isabel Street Pakenham VIC  
3810**

 4  2  2

Sold Price

**\$556,780**

Sold Date

**18-Jun-17**

Distance

**0.75km**