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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 46 Inspiration Circuit, 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

&

\$535,000

### Median sale price

Median price \$510,000

House

X

Unit

Suburb

Pakenham

Period - From Jan 18

to March 18

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
19 Rosella Avenue, Pakenham VIC 3810	\$545,000	28 Mar 18
3 Victory Drive, Pakenham VIC 3810	\$545,000	27 Feb 18
52 Willowtree Drive, Pakenham VIC 3810	\$540,000	24 Apr 18