

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 46 Inspiration Circuit, Pakenham VIC 3810

Indicative selling price

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

\$510,000 & \$535,000

Median sale price

Median price \$510,000 House 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