

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 37 Clifford Drive, Pakenham VIC 3810

Indicative selling price

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

Range between \$525,000 & \$550,000

Median sale price

Median price \$525,000 House ☒ Suburb Pakenham VIC 3810

Period - From March 18 to August 18 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. 3 Red Gum Circuit Pakenham VIC 3810	\$545,000	21.03.2018
2. 26 Camelia Way, Pakenham VIC 3810	\$550,000	18.08.2018
3. 6 Lisa Avenue, Pakenham VIC 3810	\$542,000	18.06.2018

Property data source: CORELOGIC rpdata.com.au. Generated on 3 September 2018