
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

4 Mitchell Close Pakenham 3810

Indicative selling price

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

\$400,000

&

\$440,000

Median sale price

Median price

\$480,000

House

X

Unit

Suburb

Pakenham 3810

Period - From

01/07/2017

to

30/09/2017

Source

Pricefinder.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. 8 Honeysuckle Close Pakeham 3810 | \$430,000 | 02/08/2017 |
| 2. 2 Howqua Place Pakenham 3810 | \$430,000 | 11/06/2017 |
| 3. 5 Mitchell Close Pakenham 3810 | \$432,500 | 24/10/2017 |

Property data source: pricefinder.com.au. Generated on 4th December 2017.