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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

7 Greaves Court, Pakenham Victoria 3810

### Indicative selling price

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

Range between

\$420,000

&

\$450,000

### Median sale price

Median price

\$528,000

\*House

X

\*Unit

Suburb

Pakenham

Period - From

March 2018

to

Sept 2018

Source

Pricefinder.com.au

### Comparable property sales

- A. 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
2 Angus Court Pakenham VIC 3810	\$450,000	10-Jun-18
8 Angus Court Pakenham VIC 3810	\$430,000	18-Aug-18
12 Genoa Grove Pakenham VIC 3810	\$450,000	21-Jun-18

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on