
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 6 Heron Close, Pakenham VIC 3810

Indicative selling price

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

\$530,000

&

\$570,000

Median sale price

Median price \$515,000

*House

X

*Unit

Suburb Pakenham

Period - From 1.04.2018

to 31.03.2019

Source CoreLogic

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
1. 23 Kilburn Place, Pakenham VIC 3810	\$ 540,000	10/12/2018
2. 40 Kilburn Place, Pakenham VIC 3810	\$ 565,000	12/12/2018
3. 3 Golden Green Street, Pakenham VIC 3810	\$ 560,000	06/11/2018

Property data source: REIV propertydata.com.au. Generated on 23 April 2019