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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

5 Sunline Terrace, Pakenham VIC 3810
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**Indicative selling price**

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

\$450,000
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&amp;

\$495,000
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**Median sale price**

Median price

\$428,000
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House

X
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Unit

Suburb

Pakenham
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Period - From

01 January 17
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to

31 March 2017
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Source

PriceFinder
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**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
4 Sunline Terrace, Pakenham VIC 3810	\$483,000	24 Sep 17
8 Clarendon Street, Pakenham VIC 3810	\$490,000	16 Jul 17
17 Wembley Circuit, Pakenham VIC 3810	\$486,500	15 Sep 17

## Additional information about comparable sales.



**4 Sunline Terrace Pakenham VIC  
3810**

 3  2  2

Sold Price

**\$483,000**

Sold Date **24-Sep-17**

Distance **0.01km**



**8 Clarendon Street Pakenham VIC  
3810**

 4  2  2

Sold Price

**\$490,000**

Sold Date **16-Jul-17**

Distance **1.4km**



**17 Wembley Circuit Pakenham VIC  
3810**

 3  2  2

Sold Price

**\$486,500**

Sold Date **15-Sep-17**

Distance **0.57km**