

## 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 GRIFFIN STREET, PAKENHAM, VIC 3810

### Indicative selling price

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

Price Range: 430,000 to 470,000

### Median sale price

Median price \$475,000 House ☒ Unit ☐ Suburb PAKENHAM  
Period 01 July 2017 to 30 September 2017 Source 

### 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
21 TYRELL PL, PAKENHAM, VIC 3810	*\$500,000	22/10/2017
42 EDENBROOK CCT, PAKENHAM, VIC 3810	*\$520,000	14/10/2017
9 DISCOVERY ST, PAKENHAM, VIC 3810	*\$561,000	09/10/2017