
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

1/2 The Entrance, Pakenham VIC 3810

Indicative selling price

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

\$550,000

&

\$590,000

Median sale price

Median price

\$528,000

House

X

Unit

Suburb

Pakenham

Period - From

April 18

to

Sep 18

Source

PriceFinder

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
45 Stringy Bark Circuit, Pakenham VIC 3810	\$550,000	24 Apr 18
28 Joseph Banks Drive, Pakenham VIC 3810	\$580,000	28 May 18
21 Eventide Rise, Pakenham VIC 3810	\$580,000	09 May 18