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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	4 Taree Close, 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)

or range between	\$630,000	&	\$660,000
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### Median sale price

Median price	\$511,500	House	X	Suburb	Pakenham VIC 3810
Period - From	January 2018	to	March 2018	Source	PRICEFINDER <a href="http://pricfinder.com.au">pricfinder.com.au</a>

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were within two kilometres of the property for sale in the last six months.