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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 9 Discovery Street Pakenham 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

\$490,000

&

\$\*539,000

### Median sale price

Median price \$420,000

\*House

x

\*Unit

Suburb Pakenham

Period - From 2/03/17

to 2/09/17

Source REIV [propertydata.com.au](http://propertydata.com.au)

### 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
1 37 Victory Drive Pakenham	\$492,000	21/03/17
2 4 Gateway Avenue Pakenham	\$510,000	16/08/17
3 29 Stable Street Pakenham	\$525,500	11/05/17