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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 18 Jarrah Court Pakenham 3810

### Indicative selling price

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

\$495,000

&

\$540,000

### Median sale price

Median price \$480,000

House

X

Unit

Suburb Pakenham 3810

Period - From 01/07/2017

to 30/09/2017

Source Pricfinder.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. 92 Ebony Drive Pakeham 3810	\$500,000	03/10/2017
2. 6 Timmothy Close Pakenham 3810	\$515,000	01/10/2017
3. 5 Kara Court Pakenham 3810	\$525,000	18/11/2017

Property data source: [pricfinder.com.au](http://pricfinder.com.au). Generated on 19<sup>th</sup> December 2017.

# Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)



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**Suburbville** 88 Sample Street

**4 BED 2 BATH 3 CAR 7 ROOMS**

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**METHOD** Auction  
**TYPE** House  
**LAND** 830m2



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**Suburbville** 77 Sample Street

**4 BED 2 BATH 3 CAR 7 ROOMS**

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**METHOD** Auction  
**TYPE** House  
**LAND** 830m2



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**Suburbville** 66 Sample Street

**4 BED 2 BATH 3 CAR 7 ROOMS**

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**METHOD** Auction  
**TYPE** House  
**LAND** 830m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 30 April 2017.