

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 86 Dunbarton Drive, Pakenham Vic 3810

Indicative selling price

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

\$385,000

&

\$423,500

Median sale price

Median price \$480,000

*House

x

*Unit

Suburb Pakenham

Period - From 23.01.19

to 23.04.19

Source pricefinder.com.au

Comparable property sales

A* 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. 62 Ebony Drive, Pakenham Vic 3810	\$420,199	29.11.19
2. 10 Field Street, Pakenham Vic 3810	\$410,000	04.04.19
3. 63 Fallingwater Drive Pakenham VIC 3810	\$405,000	26.02.19

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 23.04.19

