

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

12a Luca Place, Pakenham

Indicative selling price

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

Single price

\$*

or range between

\$*390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$510,500

*House

X

*Unit

Suburb
or locality

Pakenham

Period - From

Oct 2017

to

March 2018

Source

RP DATA

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 7 Lauren Square, Pakenham 3810	\$421,000	20 th Feb 2018
2 27 Maria Crescent, Pakenham 3810	\$425,000	3 rd Dec 2017
3 7 Meaby Drive, Pakenham 3810	\$420,000	31 st Oct 2017