

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 34 Arden Avenue, Pakenham VIC 3810

Indicative selling price

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

or range between \$565,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$525,000 House Suburb Pakenham
Period - From 06/04/18 to 15/06/18 Source RPDATA CORELOGIC

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

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. 30 Webster Way, Pakenham VIC 3810	\$590,000	06/06/18
2. 58 Arden Avenue, Pakenham VIC 3810	\$610,000	25/06/18
3. 7 Jazz Court, Pakenham	\$612,000	13/03/18

Property data source: REIV propertydata.com.au. Generated on 15 June 2018.

