

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

11 Malouf Court Pakenham

Indicative selling price

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

range between

\$*630,000

&

\$*693,000

Median sale price

Median price

\$420,000

*House

x

Suburb

Pakenham

Period - From

10/01/17

to

10/7/17

Source

[REIV propertydata.com.au](http://REIV.propertydata.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 4 Malouf Court Pakenham	\$665,000	16/01/17
2 55 Livingstone Blvd Pakenham	\$641,000	24/01/17
3 120 Livingstone Blvd Pakenham	\$650,000	10/05/17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 10th July 2017.