
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

7 Grattan Way Pakenham 3810

Indicative selling price

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

or range between

\$*640,000

 &

\$*700,000

Median sale price

Median price

\$420,000

*House x *Unit Suburb

Pakenham

Period - From

6/11/16

 to

1/05/17

 Source

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 44 Grandvue Blvd Pakenham	\$660,000	16/12/17
2 21 Joseph Banks Drive Pakenham	\$650,000	15/11/16
3 10 Greenway Drive Pakenham	\$660,000	17/2/17