

# 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

4 Bruce Court Pakenham, 3810

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$460,000.00 & \$490,000.00

## Median sale price

Median price \$510,000.00 Property Type HOUSE Suburb PAKENHAM

Period - From 01-Oct-2019 to 30-Sep-2020 Source Core Logic

## Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This statement of information was prepared on 16-Dec-2020 at 9:15:15 AM EST