

## STATEMENT OF INFORMATION

# Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 23 Duncan Drive, Pakenham 3810

### Indicative selling price

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

or range between \$420,000 & \$450,000

### Median sale price

Median price \$525,000 \*House ☒ Suburb Pakenham

Period - From 13/02/18 to 13/08/18 Source RPDATA CORELOGIC

### Comparable property sales

A\* These are the three properties sold within \*two kilometres/five kilometres of the property for sale in the last \*6 months/18 months that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 3 Hanley Court, Pakenham VIC 3810	\$430,000	03/03/18
2. 14 Gullquist Way, Pakenham Vic 3810	\$445,000	20/07/18
3. 26 Grand Central Boulevard, Pakenham VIC 3810	\$450,000	18/03/18

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 23 July 2018.