

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	1 Joseph Court Pakenham 3810
postcode	

Indicative selling price

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

\$*345,000	&	\$*365,000

Median sale price

Median price	\$424,000			Suburb	Pakenham
Period - From	29/11/2016	to	29/05/2017	Source	Price finder

Comparable property sales

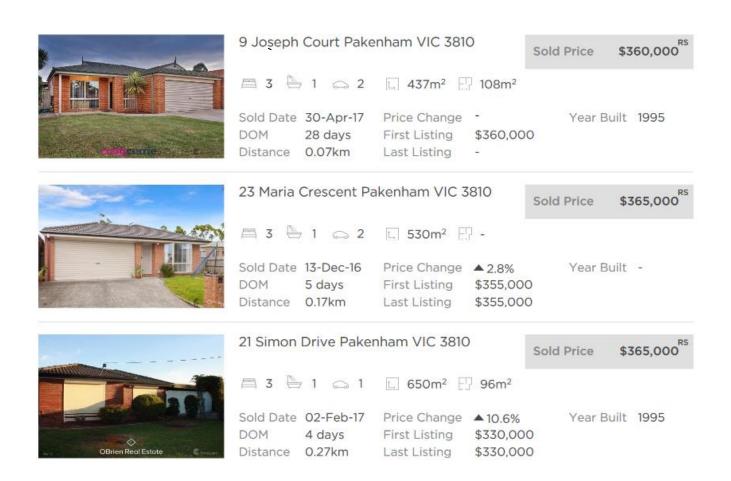
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of Sale
1. 9 Joseph Court Pakenham	\$360,000	30.04.17
2. 23 Maria Crescent Pakenham	\$365,000	30.12.16
3. 21 Simon Drive Pakenham	\$365,000	02.02.17

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.



Additional information about comparable sales.



Property data source: REIV propertydata.com.au. Generated on 29.05.17