

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

13 Vanessa Circuit, Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$575,000 & \$620,000

### Median sale price

Median price \$510,000 Property type House Suburb Pakenham

Period - From 01/09/2019 to 31/08/2020 Source RPdata

### Comparable property sales (\*Delete A or B below as applicable)

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. 25 Jazz Court, Pakenham VIC 3810	\$610,000	20/06/2020
2. 3 Ramona Way, Pakenham VIC 3810	\$592,000	27/05/2020
3. 110 Blue Horizons Way, Pakenham VIC 3810	\$605,000	24/04/2020

OR

~~B\* 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: 24/09/2020