

## 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 9 Wembley 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)

\$650,000

&

\$715,000

### Median sale price

Median price \$505,000

House

X

Unit

Suburb Pakenham

Period - From 01 Oct 17

to 01 Dec 2017

Source PriceFinder

### 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
19 Clearwater Drive Pakenham	\$704,000	04 Dec 17
3 Buchan Green Pakenham	\$700,000	01 May 18
22 Dusseldorp Avenue Pakenham	\$680,000	16 Dec17