

## 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 and  
postcode

53 Oaklands Way, Pakenham Vic 3810

#### Indicative selling price

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

Range between \$480,000

&

\$520,000

#### Median sale price

Median price \$460,000

House

X

Suburb Pakenham

Period - From 01/04/2017

to

30/06/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
21 Loxton Way PAKENHAM 3810	\$490,000	24/03/2017
22 Moore Mews PAKENHAM 3810	\$486,957	18/07/2017
3 Cottage Lnk PAKENHAM 3810	\$470,000	15/07/2017