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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode 27 Pinnacle Drive, Pakenham VIC 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 & \$460,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$520,000

\*House ☒

Suburb Pakenham

Period - From 29/09/18 to 29/03/19

Source RPDATA CORELOGIC

**Comparable property sales**

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 Pine Way, Pakenham VIC 3810	\$460,000	20 Dec 18
37 Caversham Drive, Pakenham VIC 3810	\$460,000	04 Feb 19
6 Victory Drive, Pakenham VIC 3810	\$450,000	20 Mar 19