
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

32 James Street Pakenham

Indicative selling price

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

\$380,000

&

\$418,000

Median sale price

Median price

\$510,000

*House

X

*Unit

Suburb

Pakenham

Period - From

July 18

to

June 19

Source

Corelogic

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 5 Eleanor Court Pakenham	\$405,000	20/02/19
2 4 Kirra Court Pakenham	\$400,000	27/05/19
3 5 Mark Place Pakenham	\$412,500	22/01/19

