
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 1/18-20 Ben Drive Pakenham 3810

Indicative selling price

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

\$365,000

&

\$385,000

Median sale price

Median price \$387,5000

House

Unit X

Suburb Pakenham 3810

Period - From 01/04/2018

to 30/06/2018

Source Pricfinder.com.au

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. 15/18-20 Ben Drive, Pakenham VIC 3810	\$370,100	17.07.2018
2. 2/38-40 Tuscany Rise, Pakenham VIC 3810	\$370,000	30.05.2018
3. 30/11 Hawk Avenue, Pakenham VIC 3810	\$380,000	02.05.2018

Property data source: CORELOGIC rpdata.com.au. Generated on 4th September 2018