

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

48 Sandalwood Drive Pakenham

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,500

*Unit

4 Bed

Suburb

Pakenham

Last Updated

4th Dec 2019

Source

realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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. 44 Ashwood Grove Pakenham	\$582,500	02 Dec 2019
2. 7 Mason Mews Pakenham	\$600,000	01 Dec 2019
3. 25 River Red Grove Pakenham	\$600,000	01 Dec 2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.