

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 5 WALLANGARA DRIVE, PAKENHAM, VIC 3810

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$521,500 *House ☒ *Unit ☐ Suburb Pakenham

Period - From May 2018 to Nov 2018 Source Pricefinder

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. 85 MANNA GUM DR, PAKENHAM, VIC 3810	\$470,000	16/09/2018
2. 49 SILVER GUM DR, PAKENHAM, VIC 3810	\$490,000	20/08/2018
3. 8 BLUE GUM CRT, PAKENHAM, VIC 3810	\$480,000	24/06/2018