

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 10 Powell Place, Pakenham, VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$520,000

### Median sale price

Median price \$480,000 Property Type House Suburb Pakenham (3810)

Period - From 01/10/2019 to 01/12/2019 Source REA

### 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
68 GREENDALE BOULEVARD, PAKENHAM VIC 3810	\$520,000	25/09/2019
97 GREENDALE BOULEVARD, PAKENHAM VIC 3810	\$531,000	01/11/2019
51 BLUE HORIZONS WAY, PAKENHAM VIC 3810	\$540,000	08/07/2019

This Statement of Information was prepared on: 05/12/2019