

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 10 Vaughan Court, Pakenham VIC 3810

Indicative selling price

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

or range between \$480,000 & \$528,000

Median sale price

Median price \$475,000

*House X

Suburb Pakenham

Period - From 22/07/17 to 22/01/18

Source RP DATA CORE LOGIC

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
1. 5 Hayes Court, Pakenham VIC 3810	\$528,000	26/09/17
2. 3 Storey Drive, Pakenham VIC 3810	\$525,000	06/08/17
3. 12 Vanessa Court, Pakenham VIC 3810	\$521,500	05/08/17

