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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

11 Mikkell Court, Pakenham VIC 3810

### Indicative selling price

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

\$680,000

&

\$730,000

### Median sale price

Median price

\$505,000

House

X

Unit

Suburb

Pakenham

Period - From

01 Oct 17

to

01 Dec 2017

Source

PriceFinder

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.