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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

|                                       |
|---------------------------------------|
| 31 Gardenia Street, Pakenham Vic 3810 |
|---------------------------------------|

### Indicative selling price

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

|           |
|-----------|
| \$450,000 |
|-----------|

&

|           |
|-----------|
| \$495,000 |
|-----------|

### Median sale price

Median price

|           |
|-----------|
| \$500,000 |
|-----------|

\*House

x

\*Unit

Suburb

|          |
|----------|
| Pakenham |
|----------|

Period - From

|          |
|----------|
| 06.09.18 |
|----------|

to

|         |
|---------|
| 6.12.18 |
|---------|

Source

|                                                            |
|------------------------------------------------------------|
| <a href="http://pricefinder.com.au">pricefinder.com.au</a> |
|------------------------------------------------------------|

**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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 6.12.18