
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

44 Clarendon Street Pakenham 3810

Indicative selling price

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

\$620,000

&

\$680,000

Median sale price

Median price

\$515,000

House

X

Unit

Suburb

Pakenham 3810

Period - From

01/01/2018

to

31/03/2018

Source

Pricefinder.com.au

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. 8 Kinkora Way Pakenham 3810	\$680,000	27/02/2018
2. 21 Clendon Drive Officer 3809	\$665,000	27/01/2018
3. 59 Skyline Drive Officer 3809	\$650,000	02/-3/2018

Property data source: pricefinder.com.au. Generated on 28th May 2018.