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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 Celebration Circuit Pakenham
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**Indicative selling price**

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

\$510,000
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&amp;

\$561,0000
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**Median sale price**

Median price

\$446,475
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\*House

x

\*Unit

Suburb

Pakenham
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Period - From

December 16
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to

June 17
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Source

Pricefinder.com.au
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












**Comparable property sales**

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 20 Inspiration Circuit Pakenham	\$535,000	29/06/2017
2 4 Nepeta Way Pakenham	\$545,000	21/08/2017
3 53 Willowtree Drive Pakenham	\$535,000	31/08/2017

Property data source: [rpdata.com.au](http://rpdata.com.au). Generated on 4 September 2017

## Additional information about comparable sales.

	<b>20 Inspiration Circuit Pakenham, VIC, 3810</b>	 4  3  2  543m <sup>2</sup> Approx.
	<b>Sale Price: \$535,000</b> Owner Name: A Terrill, K Foster Category: House Land Use: Detached Dwelling (existing)	<b>Sale Date: 29 Jun 2017</b> Distance: 0.48km Zoning: Urban Growth Zone - Schedule 1
	<b>4 Nepeta Way Pakenham, VIC, 3810</b>	 4  2  2  495m <sup>2</sup> Approx.
	<b>Sale Price: \$545,000</b> Owner Name: D Fernando, S Fernando, T Cooray, V Fernando Category: House Land Use: Vacant Residential Dwelling Site/surveyed Lot	<b>Sale Date: 21 Aug 2017</b> Distance: 1.15km Zoning: General Residential Zone - Schedule 1
	<b>53 Willowtree Drive Pakenham, VIC, 3810</b>	 4  2  2  544m <sup>2</sup> Approx.
	<b>Sale Price: \$535,000</b> Owner Name: A Howlett, K Dowling Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)	<b>Sale Date: 31 Aug 2017</b> Distance: 0.49km Zoning: Urban Growth Zone - Schedule 1

Property data source: [rpdata.com.au](http://rpdata.com.au). Generated on 4 September 2017.