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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

3 Ontario Drive Pakenham 3810

**Indicative selling price**

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

\$635,000

&amp;

\$695,000

**Median sale price**

Median price 

\$511,000

 House ☒ Unit ☐ Suburb 

Pakenham 3810

Period - From 

01/01/2018

 to 

31/03/2018

 Source 

Pricefinder.com.au

**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. 17 Viewgrand Drive Pakenham 3810	\$645,000	10/04/2018
2. 14 Lucerne Circuit Pakenham 3810	\$660,000	13/02/2018
3. 4 Vantage Drive Pakenham 3810	\$680,000	13/01/2018