

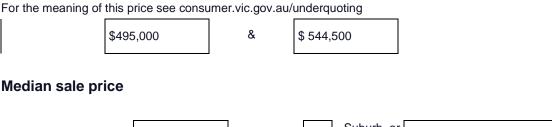
# **STATEMENT OF INFORMATION** Single residential property located inside the Melbourne metropolitan area.

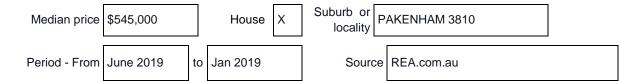
# Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and 7 Lucerne Circuit, Pakenham 3810 postcode

# Indicative selling price





### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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: 48 Mountford Rise, Pakenham 3810	\$ 520,000	16/02/2019
2: 16 Adrian Drive, Pakenham 3810	\$ 515,000	18/04/2019
3: 4 Lucerne Circuit, Pakenham 3810	\$ 530,000	09/03/2019

#### Property data source: Rpdata.com.au. Generated on 28/06/2019