

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
postcode 7 Lucerne Circuit, Pakenham 3810

Indicative selling price

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

\$495,000

&

\$ 544,500

Median sale price

Median price \$545,000 House Suburb or locality PAKENHAM 3810
Period - From June 2019 to Jan 2019 Source REA.com.au

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