

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 4 Westwood Grove, Pakenham, VIC 3810

### Indicative selling price

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

Price Range \$500,000 & \$550,000

### Median sale price

Median price \$490,000 Property Type House Suburb Pakenham (3810)  
Period - From 01/10/2018 to 30/09/2019 Source corelogic

### 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
60A BELMONT CRESCENT, PAKENHAM VIC 3810	\$510,000	24/09/2019
32 CLARENDON STREET, PAKENHAM VIC 3810	\$525,000	17/06/2019
8 COTTAGE LINK, PAKENHAM VIC 3810	\$541,000	14/10/2019

This Statement of Information was prepared on: 28/11/2019