

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1 Kingston Avenue, Pakenham, VIC 3810

INDICATIVE SELLING PRICE

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

Range Between \$382,000 & \$420,000

MEDIAN SALE PRICE

Median price \$521,000 | House | Pakenham (3810)

Period - From 1 February 2018 to 31 January 2019 | Source - CoreLogic

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
26 BARRINGTON DRIVE, PAKENHAM VIC 3810	\$404,924	27/12/2018
43 MARIA CRESCENT, PAKENHAM VIC 3810	\$400,000	26/09/2018
1 SIR PHILLIP COURT, PAKENHAM VIC 3810	\$414,000	25/10/2018