

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 1 Albert Circuit, Pakenham 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

\$515,000 & \$565,000

Median sale price

Median price \$482,750 Property type House Suburb Pakenham 3810
Period - From June 19 to Nov 19 Source REA.com.au

Comparable property sales (*Delete A or B below as applicable)

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
1: 12 Bella Vista Crescent, Pakenham 3810	\$530,000	17.July.2019
2: 2 Huron Parkway, Pakenham 3810	\$515,000	3.June.2019
3: 42 Tipperary Circuit, Pakenham 3810	\$555,000	12.June.2019

This Statement of Information was prepared on: 26/11/2019

Source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).