

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 24 Meadowlea Crescent, Pakenham 3810

Indicative selling price

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

range between \$380,000 & \$410,000

Median sale price

Median price \$480,000 Property type House Suburb Pakenham 3810

Period - From 1 Oct 2018 to 31 Oct 2019 Source Realestate.com.au

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
1: 92 Leigh Drive, Pakenham VIC 3810	\$400,000	28-Jun-19
2: 16 Ebony Drive, Pakenham VIC 3810	\$390,000	04-Oct-19
3: 86 Dunbarton Drive, Pakenham VIC 3810	\$400,000	13-May-19

This Statement of Information was prepared on: 7/11/2019