

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 99 (L1605) Greendale Boulevard, Pakenham, VIC 3810

Indicative selling price

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

Single Price \$530,000

Median sale price

Median price \$520,000 Property Type House Suburb Pakenham (3810)

Period - From 01/10/2019 to 31/10/2019 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
97 GREENDALE BOULEVARD, PAKENHAM VIC 3810	\$530,000	29/11/2019
68 GREENDALE BOULEVARD, PAKENHAM VIC 3810	\$520,000	25/09/2019
48 GREENDALE BOULEVARD, PAKENHAM VIC 3810	\$530,000	29/10/2019

This Statement of Information was prepared on: 09/11/2019