



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

4 Sandpiper Close, Pakenham, VIC 3810

INDICATIVE SELLING PRICE

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

Range Between \$515,000 & \$555,000

MEDIAN SALE PRICE

Median price \$520,000 | House | Pakenham (3810)

Period - From 1 December 2017 to 8 February 2018 | Source - REIV

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
6 SANDPIPER CLOSE, PAKENHAM VIC 3810	\$553,900	08/08/2017
28 CORMORANT PARADE, PAKENHAM VIC 3810	\$527,000	19/09/2017
35 CORMORANT PARADE, PAKENHAM VIC 3810	\$550,000	18/12/2017