



## 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

**25 Joseph Banks Drive, Pakenham, VIC 3810**

#### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$530,000 & \$560,000**

#### MEDIAN SALE PRICE

**Median price \$457,250 | House | Pakenham (3810)**

**Period - From 1 January 2017 to 1 December 2017 | Source - realestate.com**

#### 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
<b>12 EVENTIDE RISE, PAKENHAM VIC 3810</b>	<b>\$570,000</b>	<b>16/01/2018</b>
<b>18 BRITTON DRIVE, PAKENHAM VIC 3810</b>	<b>\$510,000</b>	<b>28/02/2018</b>
<b>3 YARRA CLOSE, PAKENHAM VIC 3810</b>	<b>\$520,000</b>	<b>14/03/2018</b>