Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	6 Beech Street, Pakenham, VIC, 3810

Indicative selling price

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

Single price		or range between	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median price	$520,000	*House	X	Suburb	Pakenham VIC 3810
Period - From	NOV 2017	to	OCT 2018	Source	CoreLogic

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. 10 Macadamia Street, Pakenham, VIC, 3810	$510,000	02/10/2018
2. 12 Beech Street, Pakenham, VIC, 3810	$520,000	21/05/2018
3. 36 Elderberry Way, Pakenham, VIC, 3810	$520,000	28/05/2018