



## 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)

Unit 32, 11 Hawk Avenue, PAKENHAM, 3810

### Indicative selling price

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

Single Price

or range between

\$330,000

&

\$350,000

### Median sale price

Median price

\$310,000

Property type

Unit

Suburb

PAKENHAM, 3810

Period from

20/12/2016

to

05/06/2017

Source

Rp Data - Core Logic

### Comparable property sale

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

3 Luca Place, PAKENHAM, 3810 Victoria

\$335,000

07/12/2016

Unit 1, 35 Meaby Drive, PAKENHAM, 3810 Victoria

\$335,000

02/02/2017

Unit 1, 30 Silver Gum Drive, PAKENHAM, 3810 Victoria

\$340,000

22/03/2017