

STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

65 Smethurst Avenue, Pakenham, VIC 3810

INDICATIVE SELLING PRICE

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

Range Between \$350,000 & \$385,000

MEDIAN SALE PRICE

Median price \$545,000 | House | Pakenham (3810)

Period - From 1 April 2019 to 30 June 2019 | 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
44 DUNCAN DRIVE, PAKENHAM VIC 3810	\$355,000	15/06/2019
6 RONALD COURT, PAKENHAM VIC 3810	\$350,000	23/02/2019
15 ALISON CLOSE, PAKENHAM VIC 3810	\$392,000	08/04/2019