
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

58 Arden Avenue, Pakenham VIC 3810

Indicative selling price

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

or range between

\$560,000	&	\$600,000
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Median sale price

Median price

\$490,000	*House	<input checked="" type="checkbox"/>	Suburb	Pakenham
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Period - From

17/09/17	to	17/03/18	Source	RPDATA CORELOGIC
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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
1. 10 Drysdale Street, Pakenham VIC 3810	\$595,000	29/01/18
2. 15 Lorikeet Court, Pakenham VIC 3810	\$585,000	07/02/18
3. 7 Storey Drive, Pakenham VIC 3810	\$587,000	13/12/17

Property data source: RPDATA CORELOGIC Generated on 17 March 2018.