



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)

66A Duncan Drive, PAKENHAM, 3810

Indicative selling price

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

Single Price

or range between

\$380,000

&

\$415,000

Median sale price

Median price

\$316,000

Property type

House

Suburb

PAKENHAM, 3810

Period from

01/02/2017

to

31/08/2017

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

7 Capri Court, PAKENHAM, 3810 Victoria

\$392,888

17/05/2017

94 Duncan Drive, PAKENHAM, 3810 Victoria

\$395,000

15/04/2017

6 Rossetti Court, PAKENHAM, 3810 Victoria

\$400,000

16/03/2017