

## 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

14 Spinebill Court 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 \$480,000 & \$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$510,000 \*House  \*Unit  Suburb Pakenham

Period-from 01 Jul 2018 to 30 Jun 2019 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 6 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
23 Edenbrook Circuit Pakenham VIC 3810	\$500,000	05-Jul-19
43 Willowtree Drive Pakenham VIC 3810	\$505,000	04-Jun-19
40 Cumberland Drive Pakenham VIC 3810	\$525,000	01-Feb-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**23 Edenbrook Circuit Pakenham VIC 3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date

**05-Jul-19**

Distance

**0.26km**



**43 Willowtree Drive Pakenham VIC 3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$505,000**

Sold Date

**04-Jun-19**

Distance

**0.74km**



**40 Cumberland Drive Pakenham VIC 3810**

 4  2  2

Sold Price

**\$525,000**

Sold Date

**01-Feb-19**

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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