
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

21 The Parkway, Pakenham VIC 3810

Indicative selling price

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

\$680,000

&

\$748,000

Median sale price

Median price

\$433,100

House

X

Unit

Suburb

Pakenham

Period - From

Nov 2016

to

Oct 2017

Source

CoreLogic

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
17 Westwood Grove, Pakenham VIC 3810	\$730,000	08 Jul 17
7 Cann Court, Pakenham VIC 3810	\$710,000	28 May 17
13 Margitta Lane, Pakenham VIC 3810	\$705,000	26 Sep 17

Additional information about comparable sales.



17 Westwood Grove Pakenham VIC 3810

 4  2  2

Sold Price

\$730,000

Sold Date

08-Jun-17

Distance

0.9km



7 Cann Court Pakenham VIC 3810

 4  3  3

Sold Price

\$710,000

Sold Date

28-May-17

Distance

0.8km



13 Margitta Lane Pakenham VIC 3810

 4  2  2

Sold Price

\$705,000

Sold Date

26-Sep-17

Distance

0.65km