
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 43 Thwaites Road, Pakenham Vic 3810

Indicative selling price

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

\$520,000

&

\$550,000

Median sale price

Median price \$530,000

*House

x

*Unit

Suburb

Pakenham

Period - From 25.06.18

to

25.09.18

Source

Pricefinder.com.au




Comparable property sales

- A. 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. 11 Manna Gum Drive, Pakenham	\$550,000	18.04.18
2. 27 Balmoral Way, Pakenham	\$550,000	01.05.18
3. 51 Ebony Drive, Pakenham	\$550,000	28.03.18

Property data source: REIV propertydata.com.au. Generated on 20th September 2018.

Additional information about comparable sales.

	<p>11 Manna Gum Drive Pakenham, VIC, 3810</p> <p>Sale Price: \$550,000 Owner Name: P Brar, S Dhillon Category: House Land Use: Detached Dwelling</p>	<p>4 2 2 625m² Approx.</p> <p>Sale Date: 18 Apr 2018 Distance: 0.84km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 192.0m2</p>
	<p>27 Balmoral Way Pakenham, VIC, 3810</p> <p>Sale Price: \$550,000 Owner Name: D Henderson Category: House: Standard Land Use: Detached Dwelling</p>	<p>4 2 2 665m² Approx.</p> <p>Sale Date: 1 May 2018 Distance: 1.30km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 18.5806m2</p>
	<p>51 Ebony Drive Pakenham, VIC, 3810</p> <p>Sale Price: \$550,000 Owner Name: N Liyanapathirana Category: House Land Use: Detached Dwelling</p>	<p>4 2 2 654m² Approx.</p> <p>Sale Date: 28 Mar 2018 Distance: 1.41km Zoning: General Residential Zone - Schedule 1</p>

Property data source: REIV propertydata.com.au. Generated on 25th September 2018.