

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 8 David Street, Pakenham Vic 3810

Indicative selling price

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

\$460,000

&

\$485,000

Median sale price

Median price \$530,700

*House

x

*Unit

Suburb Pakenham

Period - From 26.04.18

to 26.07.18

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. 6 Bysouth Court, Pakenham 3810	\$480,000	03.03.18
2. 24 Melissa Way, Pakenham 3810	\$472,500	29.03.18
3. 85 Melissa Way, Pakenham 3810	\$480,000	23.04.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 26.07.18

Additional information about comparable sales.

	<p>6 Bysouth Court Pakenham, VIC, 3810</p> <p>Sale Price: \$480,000 Owner Name: L O'Connor Category: House Land Use: Detached Dwelling</p>	<p>3 2 2 578m² Approx.</p> <p>Sale Date: 3 Mar 2018 Distance: 1.62km Zoning: General Residential Zone - Schedule 1</p>
	<p>24 Melissa Way Pakenham, VIC, 3810</p> <p>Sale Price: \$472,500 Owner Name: R Kumar, R Rita Category: House Land Use: Detached Dwelling</p>	<p>3 2 2 383m² Approx.</p> <p>Sale Date: 29 Mar 2018 Distance: 0.26km Zoning: General Residential Zone - Schedule 1</p>
	<p>85 Melissa Way Pakenham, VIC, 3810</p> <p>Sale Price: \$480,000 Owner Name: A Currie, J Price Category: House: Standard Land Use: Detached Dwelling</p>	<p>3 2 2 371m² Approx.</p> <p>Sale Date: 23 Apr 2018 Distance: 0.24km Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 26.07.18