

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 1/33 Princes Highway Pakenham

Indicative selling price

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

\$270,000

&

\$297,000

Median sale price

Median price \$305,000

*House

*Unit

X

Suburb Pakenham

Period - From November 16 to May 17

Source Corelogic RP Data

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
1 15/108 Ahern Road Pakenham	\$275,000	05/12/2016
2 2/23 Princes Highway Pakenham	\$270,000	18/01/2017
3 2/30 Tuscany Drive Pakenham	\$285,000	10/01/2017

Property data source: Corelogic RP Data. Generated on 16 May 2017.

Additional information about comparable sales.

Property data source: Corelogic RP Data. Generated on 16 May 2017.

✓		15/108 Ahern Road Pakenham, VIC, 3810 Sale Price: \$275,000 Owner Name: E Kiss Category: Unit: Standard Land Use: Single Strata Unit/Villa Unit/townhouse	2 1 1 215m ² Approx. Sale Date: 5 Dec 2016 Distance: 1.54km Zoning: General Residential Zone - Schedule 1
✓		2/23 Princes Highway Pakenham, VIC, 3810 Sale Price: \$270,000 Owner Name: M Fuller Category: Unit: Standard Land Use: Single Strata Unit/Villa Unit/townhouse	2 1 1 194m ² Approx. Sale Date: 18 Jan 2017 Distance: 0.11km Zoning: General Residential Zone - Schedule 1
✓		2/30 Tuscany Rise Pakenham, VIC, 3810 Sale Price: \$285,000 Owner Name: G Dabara, R Singh Category: House: One Storey / Lowset Land Use: Single Strata Unit/Villa Unit/townhouse	2 1 1 200m ² Approx. Sale Date: 10 Jan 2017 Distance: 1.68km Zoning: General Residential Zone - Schedule 1