

## 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 12 Delft Place, Pakenham Vic 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$560,000

&

\$610,000

### Median sale price

Median price \$500,000

\*House

x

\*Unit

Suburb Pakenham

Period - From 18.10.17

to 18.01.18

Source [Pricefinder.com.au](http://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. 38 Willowtree Drive, Pakenham	\$607,000	18.07.17
2. 170 Blue Horizons Way, Pakenham	\$601,000	09.12.17
3. 18 Zenith Street, Pakenham	\$601,000	21.10.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 18.01.18

## Additional information about comparable sales.

	<b>170 Blue Horizons Way Pakenham, VIC, 3810</b> <b>Sale Price: \$601,000</b> Owner Name: J Tate Category: House Land Use: Detached Dwelling	 <b>Sale Date: 9 Dec 2017</b> Distance: 0.72km Zoning: General Residential Zone - Schedule 1
	<b>38 Willowtree Drive Pakenham, VIC, 3810</b> <b>Sale Price: \$607,000</b> Owner Name: S Barrett Category: House Land Use: Detached Dwelling	 <b>Sale Date: 18 Jul 2017</b> Distance: 1.54km Zoning: Urban Growth Zone - Schedule 1
	<b>18 Zenith Street Pakenham, VIC, 3810</b> <b>Sale Price: \$601,000</b> Owner Name: J Van Der Ven, L Van Der Ven Category: House: Standard Land Use: Detached Dwelling	 <b>Sale Date: 21 Oct 2017</b> Distance: 0.34km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 18.01.18