

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 4 JASON LANE PAKENHAM VIC 3810

Indicative selling price

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

\$410,000

&

\$451,000

Median sale price

Median price \$505,000

*House

X

*Unit

Suburb PAKENHAM

Period - From 03.12.17

to 03.03.18

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. 2 Donnie Way, Pakenham 3810	\$447,500	24.10.17
2. 16 Glenvista Road, Pakenham 3810	\$450,000	27.01.18
3. 36 Melissa Way, Pakenham 3810	\$446,000	22.12.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 03.03.18

Additional information about comparable sales.

	2 Doonie Way Pakenham, VIC, 3810 Sale Price: \$447,500 Owner Name: D Ellepola, M Ihalamulla Category: House: Standard Land Use: Detached Dwelling	3 2 2 300m ² Approx. Sale Date: 24 Oct 2017 Distance: 0.63km Zoning: General Residential Zone - Schedule 1
	16 Glenvista Road Pakenham, VIC, 3810 Sale Price: \$450,000 Owner Name: A Rumph, G Bozanich Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot	3 2 2 317m ² Approx. Sale Date: 27 Jan 2018 Distance: 1.83km Zoning: General Residential Zone - Schedule 1
	36 Melissa Way Pakenham, VIC, 3810 Sale Price: \$446,000 Owner Name: J Walker-Jones, J Walker-Jones Category: House Land Use: Vacant Residential Dwelling	3 2 2 366m ² Approx. Sale Date: 22 Dec 2017 Distance: 0.69km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 03.03.18