
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

3 Gus Court Pakenham VIC 3810

Indicative selling price

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

\$390,000

&

\$420,000

Median sale price

Median price

495,000

*House

x

*Unit

Suburb

Pakenham

Period - From

20.12.18

to

20.03.19

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. 12 Kara Court, Pakenham vic 3810	\$390,000	27.02.19
2. 1 Sir Phillip Court, Pakenham vic 3810	\$414,000	25.10.18
3. 4 Ayesha Rise, Pakenham Vic 3810	\$420,000	13.02.19

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 20.03.19

	12 Kara Court Pakenham, VIC, 3810 Sale Price: \$390,000 Owner Name: K Davies Category: House: One Storey / Lowset Land Use: Detached Dwelling	<div>  3  1  1  554m² <small>Approx.</small> </div> Sale Date: 27 Feb 2019 Distance: 0.56km Zoning: General Residential Zone - Schedule 1
	1 Sir Phillip Court Pakenham, VIC, 3810 Sale Price: \$414,000 Owner Name: K Ossel, R Barna Category: House Land Use: Detached Dwelling	<div>  3  1  2  535m² <small>Approx.</small> </div> Sale Date: 25 Oct 2018 Distance: 0.24km Zoning: General Residential Zone - Schedule 1
	4 Ayesha Rise Pakenham, VIC, 3810 Sale Price: \$420,000 Owner Name: C Bright, J Smith Category: House Land Use: Detached Dwelling	<div>  3  2  2  548m² <small>Approx.</small> </div> Sale Date: 13 Feb 2019 Distance: 1.65km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 167.0m ²

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 20.03.19