

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 Luca Place Pakenham Vic 3810

Indicative selling price

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

\$350,000

&

\$385,000

Median sale price

Median price \$425,000

*House

x

Suburb Pakenham

Period - From 28.12.16 to 28.06.17

Source Price Finder

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. 64 Algerd Way, Pakenham	\$385,000	21.04.17
2. 22 Central Avenue, Pakenham	\$385,000	03.04.17
3. 39 Central Avenue, Pakenham	\$382,800	22.02.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 28.06.17

Additional information about comparable sales.

	64 Algerd Way Pakenham, VIC, 3810 Sale Price: \$385,000 Owner Name: G Rajput Category: House Land Use: Detached Dwelling	3 2 2 416m² Approx. Sale Date: 21 Apr 2017 Distance: 0.32km Zoning: General Residential Zone - Schedule 1
	22 Central Avenue Pakenham, VIC, 3810 Sale Price: \$385,000 Owner Name: A Holland, S Holland Category: House Land Use: Vacant Residential Dwelling Site/surveyed Lot	3 2 2 315m² Approx. Sale Date: 3 Apr 2017 Distance: 0.68km Zoning: General Residential Zone - Schedule 1
	39 Central Avenue Pakenham, VIC, 3810 Sale Price: \$382,800 Owner Name: D Siprak Category: House Land Use: Detached Dwelling	3 2 2 315m² Approx. Sale Date: 22 Feb 2017 Distance: 0.74km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 28.06.17