
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 10 Pomegranate Way, Pakenham VIC 3810

Indicative selling price

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

\$520,000

&

\$565,000

Median sale price

Median price \$505,500

*House

x

*Unit

Suburb Pakenham 3810

Period - From 15.11.17

to 15.2.18

Source Pricefinder.com.au




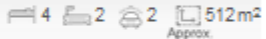


Comparable property sales

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. 11 Penarie Place, Pakenham VIC 3810	\$550,000	17.10.17
2. 20 Pomegranate Way, Pakenham VIC 3810	\$545,000	15.10.17
3. 7 Pashia Grove, Pakenham VIC 3810	\$530,000	29.11.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 15.2.18

Additional information about comparable sales.

	20 Pomegranate Way Pakenham, VIC, 3810 Sale Price: \$545,000 Owner Name: J Johnson, S Johnson Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 15 Oct 2017 Distance: 0.10km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 214.0m2
	7 Pashia Grove Pakenham, VIC, 3810 Sale Price: \$530,000 Owner Name: A Harris, T Ford Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot	 Sale Date: 29 Nov 2017 Distance: 0.58km Zoning: General Residential Zone - Schedule 1
	11 Penarie Place Pakenham, VIC, 3810 Sale Price: \$550,000 Owner Name: Zero Vu Pty Ltd Category: House Land Use: Detached Dwelling	 Sale Date: 11 Oct 2017 Distance: 0.80km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 18.0m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 15.2.18.