

## 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 CONRAD COURT, PAKENHAM VIC 3810

### Indicative selling price

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

\$385,000

&

\$423,000

### Median sale price

Median price \$460,000

\*House

X

\*Unit

Suburb PAKENHAM

Period - From 04.04.17

to 04.10.17

Source PRICEFINDER

### 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 Field Street, Pakenham 3810	\$415,795	10.04.17
2. 16 Ivory Drive, Pakenham 3810	\$415,000	26.05.17
3. 12 Kosta Boda Blvd, Pakenham 3810	\$415,000	17.06.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 04.10.17

## Additional information about comparable sales.

	<p><b>12 Field Street Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$415,795</b></p> <p>Owner Name: A Singh Category: House Land Use: Detached Dwelling</p>	<p>3 2 2 406 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 10 Apr 2017</b></p> <p>Distance: 0.39km Zoning: General Residential Zone - Schedule 1</p>
	<p><b>16 Ivory Drive Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$415,000</b></p> <p>Owner Name: L Nguyen, M Osuch Category: House Land Use: Detached Dwelling</p>	<p>3 2 2 454 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 26 May 2017</b></p> <p>Distance: 0.70km Zoning: General Residential Zone - Schedule 1</p>
	<p><b>12 Kosta Boda Boulevard Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$415,000</b></p> <p>Owner Name: Trust Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot</p>	<p>3 2 2 322 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 17 Jun 2017</b></p> <p>Distance: 0.80km Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 04.10.17