

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 20 Sherriff Rise, Pakenham 3810

Indicative selling price

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

\$430,000

&

\$473,000

Median sale price

Median price \$480,000

House

X

Suburb Pakenham

Period - From 17.06.17

to 17.09.17

Source Pricefinder.com.au
















Comparable property sales

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. 29 Aberdeen Heights, Pakenham 3810	\$473,000	06.07.2017
2. 4 Balmoral Way, Pakenham 3810	\$465,000	21.07.2017
3. 19 Nabilla Court, Pakenham 3810	\$463,000	09.08.2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 28.11.2017

Additional information about comparable sales.

	29 Aberdeen Heights Pakenham, VIC, 3810 Sale Price: \$473,000 Owner Name: Super Category: House: Standard Land Use: Detached Dwelling	 3  2  2  700m ² Approx. Sale Date: 6 Jul 2017 Distance: 1.74km Zoning: General Residential Zone - Schedule 1
	4 Balmoral Way Pakenham, VIC, 3810 Sale Price: \$465,000 Owner Name: T Ngo Category: House Land Use: Detached Dwelling	 3  2  2  715m ² Approx. Sale Date: 21 Jul 2017 Distance: 1.59km Zoning: General Residential Zone - Schedule 1
	19 Nabilla Court Pakenham, VIC, 3810 Sale Price: \$463,000 Owner Name: D Arulanandam Category: House: Standard Land Use: Detached Dwelling	 3  2  2  850m ² Approx. Sale Date: 9 Aug 2017 Distance: 0.57km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 28.11.2017