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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

10 Scordia Place, Pakenham VIC 3810
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### Indicative selling price

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

range between

\$500,000
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 & 

\$550,000
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### Median sale price

Median price

\$505,000
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 House 

X
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 Suburb 

PAKENHAM VIC 3810
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Period - From

October 2017
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 to 

December 2017
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 Source 

PRICEFINDER <a href="http://pricefinder.com.au">pricefinder.com.au</a>
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### 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. 17 Amberley Drive, Pakenham	\$500,000	19/12/2017
2. 84 Greendale Boulevard, Pakenham	\$530,000	22/11/2017
3. 15 Thomas Street, Pakenham	\$545,000	09/01/2018

Property data source: CORELOGIC [rpdata.com.au](http://rpdata.com.au). Generated on 25 January 2018.

## Additional information about comparable sales.

	<p><b>17 Amberley Drive Pakenham, VIC, 3810</b> <span>3 1 2 610m<sup>2</sup> Approx.</span></p> <p><b>Sale Price: \$500,000</b></p> <p><b>Sale Date: 19 Dec 2017</b></p> <p><b>Owner Name:</b> Djerdj</p> <p><b>Distance:</b> 0.71km</p> <p><b>Category:</b> House: One Storey / Lowset</p> <p><b>Zoning:</b> General Residential Zone - Schedule 1</p> <p><b>Land Use:</b> Detached Dwelling (existing)</p>
	<p><b>84 Greendale Boulevard Pakenham, VIC, 3810</b> <span>4 2 2 557m<sup>2</sup> Approx.</span></p> <p><b>Sale Price: \$530,000</b></p> <p><b>Sale Date: 22 Nov 2017</b></p> <p><b>Owner Name:</b> M Abdullahi</p> <p><b>Distance:</b> 0.94km</p> <p><b>Category:</b> House: Standard</p> <p><b>Zoning:</b> General Residential Zone - Schedule 1</p> <p><b>Land Use:</b> Detached Dwelling</p>
	<p><b>15 Thomas Street Pakenham, VIC, 3810</b> <span>3 2 1 600m<sup>2</sup> Approx.</span></p> <p><b>Sale Price: \$545,000</b></p> <p><b>Sale Date: 9 Jan 2018</b></p> <p><b>Owner Name:</b> C Castro</p> <p><b>Distance:</b> 0.83km</p> <p><b>Category:</b> House: One Storey / Lowset</p> <p><b>Zoning:</b> General Residential Zone - Schedule 1</p> <p><b>Land Use:</b> Detached Dwelling</p>