
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 14 Nathan Court, Pakenham 3810

Indicative selling price

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

\$410,000

&

\$451,000

Median sale price

Median price \$440,000

*House

x

Suburb Pakenham

Period - From 07.02.17 to 07.08.17

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. 8 Benor Court, Pakenham 3810	\$430,000	29.04.17
2. 15 Blue Gum Court, Pakenham 3810	\$432,000	24.05.17
3. 5 Silver Gum Court, Pakenham 3810	\$430,000	17.06.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 07.08.17

Additional information about comparable sales.

	8 Benor Court Pakenham, VIC, 3810 Sale Price: \$430,000 Owner Name: L Tisnes, R Tisnes Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 29 Apr 2017 Distance: 1.96km Zoning: General Residential Zone - Schedule 1
	15 Blue Gum Court Pakenham, VIC, 3810 Sale Price: \$432,000 Owner Name: K Davidson, M Simpson Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 24 May 2017 Distance: 0.32km Zoning: General Residential Zone - Schedule 1
	5 Silver Gum Drive Pakenham, VIC, 3810 Sale Price: \$430,000 Owner Name: C Davis, P Williams Category: House Land Use: Detached Dwelling (existing)	 Sale Date: 17 Jun 2017 Distance: 0.42km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 07.08.17