

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

3 Hanley Court, Pakenham 3810

Indicative selling price

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

\$400,000

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\$440,000

Median sale price

Median price

\$500,000	*House	x	*Unit		Suburb	Pakenham
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Period - From

18.10.17	to	18.01.18
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Source

Pricefinder.com.au
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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. 1 Gregory Court, Pakenham	\$440,000	19.12.17
2. 66a Duncan Drive Pakenham	\$435,500	20.09.17
3. 11 Lauren Square, Pakenham	\$435,000	29.11.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 18.01.18

Additional information about comparable sales.

	<p>66A Duncan Drive Pakenham, VIC, 3810</p> <p>Sale Price: \$435,500</p> <p>Owner Name: C Rowan, S Rowan</p> <p>Category: House: One Storey / Lowset</p> <p>Land Use: Detached Dwelling</p>	<p>3 2 1 372m² Approx.</p> <p>Sale Date: 20 Sep 2017</p> <p>Distance: 0.58km</p> <p>Zoning: General Residential Zone - Schedule 1</p>
	<p>1 Gregory Court Pakenham, VIC, 3810</p> <p>Sale Price: \$440,000</p> <p>Owner Name: A Williams, N Williams</p> <p>Category: House: One Storey / Lowset</p> <p>Land Use: Detached Dwelling (existing)</p>	<p>3 1 2 668m² Approx.</p> <p>Sale Date: 19 Dec 2017</p> <p>Distance: 1.81km</p> <p>Zoning: General Residential Zone - Schedule 1</p>
	<p>11 Lauren Square Pakenham, VIC, 3810</p> <p>Sale Price: \$435,000</p> <p>Owner Name: R Morley</p> <p>Category: House: One Storey / Lowset</p> <p>Land Use: Detached Dwelling (existing)</p>	<p>3 1 2 482m² Approx.</p> <p>Sale Date: 29 Nov 2017</p> <p>Distance: 1.99km</p> <p>Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 18.01.18