

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 Gardenia Street, Pakenham Vic 3810

Indicative selling price

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

\$480,000

&

\$528,000

Median sale price

Median price \$465,000

*House

x

*Unit

Suburb Pakenham

Period - From 20.04.17

to

20.10.17

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. 4 Gardenia Street, Pakenham 3810	\$520,001	20.06.17
2. 60 Ahern Road, Pakenham 3810	\$521,000	29.08.17
3. 12 Adam Court, Pakenham 3810	\$510,000	15.07.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 20.10.17

Additional information about comparable sales.

	12 Adam Court Pakenham, VIC, 3810 Sale Price: \$510,000 Owner Name: B Amberber, M Woldecherkos Category: House Land Use: Detached Dwelling	 Sale Date: 15 Jul 2017 Distance: 1.53km Zoning: General Residential Zone - Schedule 1
	60 Ahern Road Pakenham, VIC, 3810 Sale Price: \$521,000 Owner Name: N Kellett, S Kellett Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)	 Sale Date: 29 Aug 2017 Distance: 0.20km Zoning: General Residential Zone - Schedule 1
	4 Gardenia Street Pakenham, VIC, 3810 Sale Price: \$520,001 Owner Name: M Gadway, S Gadway Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 20 Jun 2017 Distance: 0.08km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 20.10.17