

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 4 Gateway Avenue, Pakenham Vic 3810

Indicative selling price

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

\$445,000

&

\$489,000

Median sale price

Median price \$438,200

*House

x

Suburb Pakenham

Period - From 24.02.17 to 24.07.17

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. 25 Clarendon Street Pakenham	\$487,000	14.04.17
2. 22 Moore Mews Pakenham	\$486,957	18.07.17
3. 44 Scarlet Crescent Pakenham	\$483,000	30.05.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 24.07.17

Additional information about comparable sales.

	25 Clarendon Street Pakenham, VIC, 3810 4 2 2 338 m² Approx. Sale Price: \$487,000 Owner Name: A Bell, S Bell Category: House: One Storey / Lowset Land Use: Detached Dwelling Sale Date: 14 Apr 2017 Distance: 1.75km Zoning: Urban Growth Zone - Schedule 1
	22 Moore Mews Pakenham, VIC, 3810 3 2 2 492 m² Approx. Sale Price: \$486,957 Owner Name: F Mellett Category: House Land Use: Vacant Residential Dwelling Site/surveyed Lot Sale Date: 18 Jul 2017 Distance: 0.61km Zoning: Urban Growth Zone - Schedule 1
	44 Scarlet Crescent Pakenham, VIC, 3810 4 2 2 656 m² Approx. Sale Price: \$483,000 Owner Name: D Szwaja, R Szwaja Category: House: One Storey / Lowset Land Use: Detached Dwelling Sale Date: 30 May 2017 Distance: 0.68km Zoning: Comprehensive Development Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 24.07.17