

## 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 28 Lotus Street, Pakenham VIC 3810

### Indicative selling price

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

\$550,000

&

\$595,000

### Median sale price

Median price \$505,000

House

X

Unit

Suburb Pakenham

Period - From 01 Oct 17

to

01 Dec 2017

Source PriceFinder

### 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
18 Naomi Street, Pakenham VIC 3810	\$581,000	15 Feb 18
10 Stable Street, Pakenham VIC 3810	\$570,000	02 Nov 17
3 Lawrence Close, Pakenham VIC 3810	\$580,000	28 Nov 17

## Additional information about comparable sales.



**18 Naomi Street Pakenham VIC  
3810**

 3  2  2

Sold Price

**\$581,000**

Sold Date

**15-Feb-18**

Distance

**0.62km**



**10 Stable Street Pakenham VIC  
3810**

 3  2  2

Sold Price

**\$570,000**

Sold Date

**02-Nov-17**

Distance

**0.46km**



**3 Lawrence Close Pakenham VIC  
3810**

 4  2  2

Sold Price

**\$580,000**

Sold Date

**28-Nov-17**

Distance

**1.19km**