

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 21 Swamp Gum Close, Pakenham Vic 3810

Indicative selling price

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

\$460,000

&

\$500,000

Median sale price

Median price \$530,000

*House

x

*Unit

Suburb Pakenham

Period - From 09.05.18 to 09.08.18

Source Pricefinder.com.au

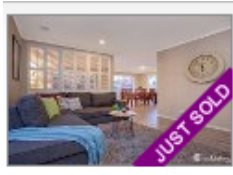


Comparable property sales

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. 6 Ash Crescent, Pakenham	\$500,000	7.08.18
2. 4 Hale Place, Pakenham	\$500,000	25.07.18
3. 24 Shetland Court, Pakenham	\$500,000	06.04.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 09.08.18

Additional information about comparable sales.

	<p>6 Ash Crescent Pakenham, VIC, 3810</p> <p>Sale Price: \$500,000 Owner Name: G Farmer, W Farmer Category: House Land Use: Detached Dwelling (existing)</p>	<p>3 2 2 479m² Approx.</p> <p>Sale Date: 7 Aug 2018 Distance: 0.35km Zoning: General Residential Zone - Schedule 1</p>
	<p>4 Hale Place Pakenham, VIC, 3810</p> <p>Sale Price: \$500,000 Owner Name: D Noye, K Noye Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)</p>	<p>3 2 2 609m² Approx.</p> <p>Sale Date: 25 Jul 2018 Distance: 0.50km Zoning: General Residential Zone - Schedule 1</p>
	<p>24 Shetland Court Pakenham, VIC, 3810</p> <p>Sale Price: \$500,000 Owner Name: D Malin, M Grgas Category: House: Standard Land Use: Detached Dwelling (existing)</p>	<p>3 2 2 783m² Approx.</p> <p>Sale Date: 6 Apr 2018 Distance: 0.95km Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 09.08.18