Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Naomi Street, Pakenham Vic 3810

Indicative selling price

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

Range between | $460,000 | & | $500,000

Median sale price

Median price | $520,000 | House | X | Unit | | Suburb | Pakenham

Period - From | 01/04/2018 | to | 31/03/2019 | Source | REIV

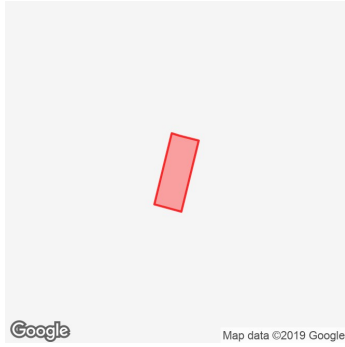### Comparable property sales (*Delete A or B below as applicable)

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 22 Tyalla Way PAKENHAM 3810	$490,000	15/03/2019
2 64 Oaklands Way PAKENHAM 3810	$480,000	26/03/2019
3 15 Bronzewing St PAKENHAM 3810	$465,000	30/01/2019

OR

B*   ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

🛏   🛁 -   🚗

Rooms:
Property Type:
Agent Comments

Map data ©2019 Google

Comparable Properties

22 Tyalla Way PAKENHAM 3810 (REI)

🛏 4   🛁 2   🚗 2

Price: $490,000
Method: Private Sale
Date: 15/03/2019
Rooms: -
Property Type: House

Agent Comments

64 Oaklands Way PAKENHAM 3810 (REI)

🛏 4   🛁 2   🚗 2

Price: $480,000
Method: Private Sale
Date: 26/03/2019
Rooms: 5
Property Type: House
Land Size: 412 sqm approx

Agent Comments

15 Bronzewing St PAKENHAM 3810 (REI)

🛏 4   🛁 2   🚗 2

Price: $465,000
Method: Private Sale
Date: 30/01/2019
Rooms: 5
Property Type: House
Land Size: 341 sqm approx

Agent Comments

REIV   propertydata.com.au