

## 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 46a King 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)

or range between \$390,000 & \$429,000

### Median sale price

Median price \$515,000 House ☒ Suburb PAKENHAM VIC 3810  
Period - From January 2018 to March 2018 Source PRICEFINDER [pricefinder.com.au](http://pricefinder.com.au)

### 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
1. 2 Sherriff Rise, Pakenham VIC 3810	\$421,000	18/04/2018
2. 10 Belvedere Drive, Pakenham VIC 3810	\$400,000	19/03/2018
3. 7 Lauren Square, Pakenham VIC 3810	\$421,000	05/02/2018

Property data source: PRICEFINDER [pricefinder.com.au](http://pricefinder.com.au). Generated on 24 May 2018

## Additional information about comparable sales.



2 SHERRIFF RISE, PAKENHAM, VIC 3810

 3  1  1

Sale Price

**\*\$421,000**

Sale Date: 18/04/2018

Distance from Property: 530m



10 BELVEDERE DR, PAKENHAM, VIC 3810

 3  1  1

Sale Price

**\$400,000**

Sale Date: 19/03/2018

Distance from Property: 1.3km



7 LAUREN SQ, PAKENHAM, VIC 3810

 3  1  2

Sale Price

**\$421,000**

Sale Date: 05/02/2018

Distance from Property: 510m



Property data source: PRICEFINDER pricefinder.com.au. Generated on 24 May 2018