

## 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 8/2-4 Charles 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)

\$320,000

&

\$352,000

### Median sale price

Median price \$365,000

\*House

\*Unit

x

Suburb Pakenham

Period - From 23.10.17 to 23.01.18

Source [Pricefinder.com.au](http://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. 9/19 Eagle Drive, Pakenham 3810	\$350,000	05.01.18
2. 2/27 Henty Street, Pakenham 3810	\$345,000	27.07.17
3. 5/54-58 Pommel Street, Pakenham 3810	\$350,000	30.09.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 23.01.18

## Additional information about comparable sales.

	<p><b>9/19 Eagle Drive Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$350,000</b></p> <p>Owner Name: K Baker, L Tolpigin</p> <p>Category: Unit: Standard</p> <p>Land Use: Single Strata Unit/villa Unit/townhouse</p>	<p>2 - 1 - 1 - 216 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 5 Jan 2018</b></p> <p>Distance: 1.42km</p> <p>Zoning: General Residential Zone - Schedule 1</p>
	<p><b>2/27 Henty Street Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$345,000</b></p> <p>Owner Name: J Parker</p> <p>Category: Unit: Standard</p> <p>Land Use: Strata Unit Or Flat (unspecified)</p>	<p>- - - 164 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 27 Jul 2017</b></p> <p>Distance: 0.61km</p> <p>Zoning: General Residential Zone - Schedule 1</p>
	<p><b>5/54-58 Pommel Street Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$350,000</b></p> <p>Owner Name: B Metcalfe</p> <p>Category: Unit: Townhouse/villa</p> <p>Land Use: Conjoined Strata Unit/townhouse</p>	<p>2 - 1 - 1 - 187 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 30 Sep 2017</b></p> <p>Distance: 1.97km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>Eq. Building Area: 85.0m<sup>2</sup></p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 23.01.18