

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 Winneke Way, Pakenham Vic 3810

Indicative selling price

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

\$655,000

&

\$720,000

Median sale price

Median price \$505,000

*House

x

*Unit

Suburb Pakenham

Period - From 28.10.17 to 28.2.18

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. 77 Banjo Paterson Drive, Pakenham 3810	\$720,000	24.2.18
2. 16 Landy Circuit, Pakenham 3810	\$715,000	24.11.17
3. 23 Winneke Way, Pakenham 3810	\$712,500	08.10.17



Additional information about comparable sales.

	77 Banjo Paterson Drive Pakenham, VIC, 3810 Sale Price: \$720,000 Owner Name: C Hope, D Breemen Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot	    Sale Date: 24 Feb 2018 Distance: 0.56km Zoning: General Residential Zone - Schedule 1
	16 Landy Circuit Pakenham, VIC, 3810 Sale Price: \$715,000 Owner Name: G Thornton, P Thornton Category: House: Standard Land Use: Detached Dwelling	    Sale Date: 24 Nov 2017 Distance: 0.21km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 41.0m2
	23 Winneke Way Pakenham, VIC, 3810 Sale Price: \$712,500 Owner Name: S Cunningham, S Terrasi Category: House Land Use: Detached Dwelling	    Sale Date: 8 Oct 2017 Distance: 0.03km Zoning: General Residential Zone - Schedule 1

