

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 62 Belmont Crescent, Pakenham 3810

Indicative selling price

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

\$420,000

&

\$462,000

Median sale price

Median price \$505,000

*House

x

*Unit

Suburb Pakenham

Period - From 26.10.17 to 26.01.18

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. 16 Haakman Way, Pakenham 3810	\$462,000	30.11.17
2. 11 Edgeware Close, Pakenham 3810	\$452,000	22.09.17
3. 4 Mitchell Close, Pakenham 3810	\$450,000	09.01.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 26.01.18

Additional information about comparable sales.

	16 Haakman Way Pakenham, VIC, 3810 Sale Price: \$461,000 Owner Name: T Moore Category: House: Terrace Land Use: Semi-Detached/terrace Home/row House	 Sale Date: 30 Nov 2017 Distance: 1.49km Zoning: Urban Growth Zone - Schedule 1 Eq. Building Area: 140.0m2
	11 Edgeware Close Pakenham, VIC, 3810 Sale Price: \$452,000 Owner Name: A Kang, S Chan, W Chan Category: Unit: Townhouse/villa Land Use: Detached Dwelling	 Sale Date: 22 Sep 2017 Distance: 1.51km Zoning: Comprehensive Development Zone - Schedule 1 Eq. Building Area: 2.0m2
	4 Mitchell Close Pakenham, VIC, 3810 Sale Price: \$450,000 Owner Name: M Hunter Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)	 Sale Date: 9 Jan 2018 Distance: 1.92km Zoning: Comprehensive Development Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 26.01.18