
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 85 The Parkway, Pakenham Vic 3810

Indicative selling price

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

\$510,000

&

\$561,000

Median sale price

Median price \$515,000

*House

x

*Unit

Suburb Pakenham

Period - From 01.12.17

to 01.06.18

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. 18 Everly Circuit, Pakenham 3810	\$560,000	19.12.17
2. 9 Ibis Close, Pakenham 3810	\$553,000	25.05.18
3. 4 Bailey Place, Pakenham 3810	\$550,000	05.12.17

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 01.06.18

Additional information about comparable sales.



4 Bailey Place Pakenham, VIC, 3810

Sale Price: \$550,000
Owner Name: C Swinkels
Category: House: Standard

Land Use: Detached Dwelling

3 2 2 400m²
Approx.

Sale Date: 5 Dec 2017

Distance: 0.55km

Zoning: Comprehensive Development Zone -
Schedule 1



18 Everly Circuit Pakenham, VIC, 3810

Sale Price: \$560,000
Owner Name: S Sripathmanathan, U
Sripathmanathan, V Shripathman
Category: House: One Storey / Lowset

Land Use: Detached Dwelling

3 2 2 448m²
Approx.

Sale Date: 19 Dec 2017

Distance: 0.75km

Zoning: Comprehensive Development Zone -
Schedule 1

Eq. Building Area: 231.0m²



9 Ibis Close Pakenham, VIC, 3810

Sale Price: \$553,000
Owner Name: H Austin
Category: House

Land Use: Vacant Residential Dwelling
Site/surveyed Lot

3 2 2 381m²
Approx.

Sale Date: 25 May 2018

Distance: 0.82km

Zoning: Comprehensive Development Zone -
Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 01.06.18