

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode 55 Storey Drive, Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$ 445,000

&

\$ 485,000

### Median sale price

Median price \$ 492,500

Property type House

Suburb Pakenham

Period - From 31/05/2018

to

01/06/2019

Source Pricfinder.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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	49 Storey Drive Pakenham VIC 3810	\$ 495,000	01/07/2019
2	17 Belvedere Drive Pakenham VIC 3810	\$ 480,000	09/05/2019
3	34 Tipperary Circuit Pakenham VIC 3810	\$ 485,000	18/04/2019

This Statement of Information was prepared on: 13/09/2019

# Additional information about comparable sales.

<input checked="" type="checkbox"/> 49 Storey Drive Pakenham VIC 3810  1 / 16	511m <sup>2</sup> \$495,000 Immaculately Presented Family Home! Located in a quiet pocket of Pakenham in the Henty Park estate, surrounded by parks and other quality homes sits this spacious 3 bedroom + study family home. A... <a href="#">Read More</a>	01-Jul-19 5 days 3 2 2 Floor 230m <sup>2</sup> First list \$490,000 Distance 0.05km Last list \$490,000 Yr built 2005 Price change 1.0% ▲ <a href="#">Go to RP Data</a>
<input checked="" type="checkbox"/> 17 Belvedere Drive Pakenham VIC 3810  1 / 26	560m <sup>2</sup> \$480,000 A place to call home. Presented and showcased For Sale; this home is sure to impress upon first inspection! A presentable façade is the first of many family friendly features to start. To the front... <a href="#">Read More</a>	09-May-19 10 days 3 2 2 Floor 143m <sup>2</sup> First list \$480,000 Distance 0.74km Last list - Yr built 2010 Price change - <a href="#">Go to RP Data</a>
<input checked="" type="checkbox"/> 34 Tipperary Circuit Pakenham VIC 3810  1 / 35	474m <sup>2</sup> \$485,000 Immaculate & Move In Ready! North-side. Sensational Entertaining Area Two living areas High-quality synthetic turf in backyard Ducted heating & Split System Air-conditioner Presented FOR SALE and... <a href="#">Read More</a>	18-Apr-19 22 days 3 2 2 Floor 122m <sup>2</sup> First list \$510,000 Distance 2.32km Last list \$465,000 Yr built 2008 Price change 4.9% ▼ <a href="#">Go to RP Data</a>