

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 24 Currawong Crescent, Pakenham Vic 3810

Indicative selling price

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

\$480,000

&

\$528,000

Median sale price

Median price \$525,000

*House

x

*Unit

Suburb Pakenham

Period - From 02.03.18

to 02.06.18

Source Pricerfinder.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. 32 Ashwood Grove, Pakenham Vic 3810	\$ 520,000	23.02.18
2. 9/13 Harlesden Circuit, Pakenham 3810	\$ 527,500	12.02.18
3. 10 Mcgarvie Crescent, Pakenham 3810	\$ 515,000	26.03.18

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 02.06.18

Additional information

about comparable sales.

	32 Ashwood Grove Pakenham, VIC, 3810	 3  2  2  560m ² Approx.
	Sale Price: \$520,000 Owner Name: B Wende, S Tinsley Category: House: Standard	Sale Date: 23 Feb 2018 Distance: 1.18km Zoning: Comprehensive Development Zone - Schedule 1
	Land Use: Detached Dwelling	
	9/13 Harlesden Circuit Pakenham, VIC, 3810	 3  2  2  123m ² Approx.
	Sale Price: \$527,500 Owner Name: D Crowhurst, J Bourke Category: Unit	Sale Date: 12 Feb 2018 Distance: 1.63km Zoning: Comprehensive Development Zone - Schedule 1
	Land Use: Single Strata Unit/Villa Unit/townhouse	
	10 Mcgarvie Crescent Pakenham, VIC, 3810	 3  2  2  330m ² Approx.
	Sale Price: \$515,000 Owner Name: N Sands Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)	Sale Date: 26 Mar 2018 Distance: 1.70km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 02.06.18