

## 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 22 Deveney Street, Pakenham Vic 3810

### Indicative selling price

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

\$415,000

&

\$456,000

### Median sale price

Median price \$425,000

\*House x

Suburb Pakenham

Period - From 27.12.16 to 27.06.17

Source Price Finder

### 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. 47 Ahern Road, Pakenham     | \$452,000 | 24.01.17     |
| 2. 10 James Street, Pakenham   | \$450,000 | 28.02.17     |
| 3. 10 Martin Place, Pakenham   | \$450,000 | 11.02.17     |

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 27<sup>th</sup> June 17.

## Additional information about comparable sales.

|                                                                                   |                                                                                                                                                                 |                                                                                                                                                                            |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>47 Ahern Road Pakenham, VIC, 3810</b><br><b>Sale Price: \$452,000</b><br>Owner Name: T Jefferson<br>Category: House: Standard<br>Land Use: Detached Dwelling | 3 2 4 760 m <sup>2</sup><br>Approx.<br><b>Sale Date: 24 Jan 2017</b><br>Distance: 0.35km<br>Zoning: General Residential Zone - Schedule 1                                  |
|  | <b>10 James Street Pakenham, VIC, 3810</b><br><b>Sale Price: \$450,000</b><br>Owner Name: Trust<br>Category: House<br>Land Use: Detached Dwelling               | 3 1 1 839 m <sup>2</sup><br>Approx.<br><b>Sale Date: 28 Feb 2017</b><br>Distance: 0.50km<br>Zoning: General Residential Zone - Schedule 1                                  |
|  | <b>10 Martin Place Pakenham, VIC, 3810</b><br><b>Sale Price: \$450,000</b><br>Distance: 0.77km<br>Zoning: General Residential Zone - Schedule 1                 | 3 2 1 981 m <sup>2</sup><br>Approx.<br><b>Sale Date: 11 Feb 2017</b><br>Category: House: One Storey / Lowset<br>Land Use: Vacant Residential Dwelling<br>Site/surveyed Lot |

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 27.06.17