

## 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 37 Spring Circuit, Pakenham Vic 3810

### Indicative selling price

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

Range between \$550,000 & \$600,000

### Median sale price

Median price 530,000 \*House x \*Unit Suburb Pakenham

Period - From 11.06.18 to 11.09.18 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. 8 Ashwood Grove, Pakenham Vic 3810         | \$575,000 | 30.04.18     |
| 2. 6 Mitchell Close, Pakenham Vic 3810        | \$575,000 | 09.05.18     |
| 3. 16 Stringy Bark Circuit, Pakenham Vic 3810 | \$590,000 | 23.05.18     |

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 11 September 2018.

## Additional information about comparable sales.

|   |  |  |
|---|--|--|
|  | <b>8 Ashwood Grove Pakenham, VIC, 3810</b><br><b>Sale Price: \$575,000</b><br>Owner Name: A Martin, S Nunn<br>Category: House: Standard<br>Land Use: Detached Dwelling | <div>  4              2              2              400m<sup>2</sup> </div> <b>Sale Date: 30 Apr 2018</b><br>Distance: 0.22km<br>Zoning: Comprehensive Development Zone - Schedule 1 |
|  | <b>6 Mitchell Close Pakenham, VIC, 3810</b><br><b>Sale Price: \$575,000</b><br>Owner Name: R Honeysett<br>Category: House: Standard<br>Land Use: Detached Dwelling     | <div>  4              2              2              492m<sup>2</sup> </div> <b>Sale Date: 9 May 2018</b><br>Distance: 0.48km<br>Zoning: Comprehensive Development Zone - Schedule 1  |
|  | <b>16 Stringy Bark Circuit Pakenham, VIC, 3810</b><br><b>Sale Price: \$590,000</b><br>Owner Name: X Xie<br>Category: House<br>Land Use: Detached Dwelling              | <div>  4              2              2              656m<sup>2</sup> </div> <b>Sale Date: 23 May 2018</b><br>Distance: 0.67km<br>Zoning: Comprehensive Development Zone - Schedule 1 |

Property data source: REIV propertydata.com.au. Generated on 11 September 2018.