

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 4 Bailey Place, Pakenham VIC 3810

Indicative selling price

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

\$485,000

&

\$533,000

Median sale price

Median price \$428,000 House ☒ Unit ☐ Suburb Pakenham
Period - From 01 January 17 to 31 March 2017 Source PriceFinder

Comparable property sales

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
10 Clearwater Drive, Pakenham VIC 3810	\$525,000	29 Mar 17
82 Shearwater Drive, Pakenham VIC 3810	\$518,000	03 Aug 17
19 Flinders Chase, Pakenham VIC 3810	\$515,000	17 Jun 17

Additional information about comparable sales.



**10 Clearwater Drive Pakenham VIC
3810**

 3  2  2

Sold Price

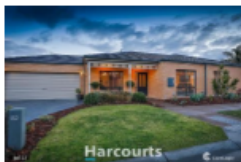
\$525,000

Sold Date

29-Mar-17

Distance

1.11km



**82 Shearwater Drive Pakenham VIC
3810**

 3  2  2

Sold Price

\$518,000

Sold Date

03-Aug-17

Distance

0.55km



**19 Flinders Chase Pakenham VIC
3810**

 3  2  2

Sold Price

\$515,000

Sold Date

17-Jun-17

Distance

1.19km