

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 14 Sapphire Crescent, Pakenham Vic 3810

Indicative selling price

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

\$470,000

&

\$517,000

Median sale price

Median price \$460,000

*House

x

*Unit

Suburb Pakenham

Period - From 03.04.17

to 03.10.17

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. 13 Webster Way, Pakenham 3810	\$515,124	03.04.17
2. 31 Azalea Avenue, Pakenham 3810	\$510,000	23.05.17
3. 4 Ronit Court, Pakenham 3810	\$505,000	17.07.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 03.10.17

Additional information about comparable sales.

	<p>31 Azalea Avenue Pakenham, VIC, 3810</p> <p>Sale Price: \$510,000 Owner Name: R Williams Category: House Land Use: Detached Dwelling</p> <p>Sale Date: 23 May 2017 Distance: 1.19km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 216.0m²</p> <p>4 2 2 805 m² Approx.</p>
	<p>4 Ronit Court Pakenham, VIC, 3810</p> <p>Sale Price: \$505,000 Owner Name: A Moore, G Moore Category: House: Standard Land Use: Detached Dwelling</p> <p>Sale Date: 17 Jul 2017 Distance: 0.41km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 22.0m²</p> <p>4 2 2 859 m² Approx.</p>
	<p>13 Webster Way Pakenham, VIC, 3810</p> <p>Sale Price: \$515,124 Owner Name: M Hyam, S Hyam Category: House: Standard Land Use: Detached Dwelling</p> <p>Sale Date: 3 Jun 2017 Distance: 1.40km Zoning: General Residential Zone - Schedule 1</p> <p>4 2 2 718 m² Approx.</p>

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.