

## 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 17 Harold Street, Officer Vic 3809

### Indicative selling price

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

\$430,000

&

\$473,000

### Median sale price

Median price \$564,800

\*House

x

\*Unit

Suburb Pakenham

Period - From 28.12.17 to 28.03.18

Source [Pricefinder.com.au](http://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 Pendula Place, Pakenham	\$470,000	10.10.17
2. 27 Officedale Road, Officer 3809	\$471,000	06.02.18
3. 5 Dealbata Lane, Pakenham 3810	\$472,000	20.02.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 28.03.18

## Additional information about comparable sales.

	<p><b>8 Pendula Place Pakenham, VIC, 3810</b> <span>3 2 2 238m<sup>2</sup> Approx.</span></p> <p><b>Sale Price: \$470,000</b></p> <p>Owner Name: K Wijetunge Category: House: Standard</p> <p><b>Sale Date: 10 Oct 2017</b> Distance: 0.36km Zoning: Comprehensive Development Zone - Schedule 1</p> <p>Land Use: Detached Dwelling</p>
	<p><b>24 Officedale Road Officer, VIC, 3809</b> <span>3 2 2 191m<sup>2</sup> Approx.</span></p> <p><b>Sale Price: \$471,000</b></p> <p>Owner Name: E Hampson, M Green Category: Unit</p> <p><b>Sale Date: 6 Feb 2018</b> Distance: 0.46km Zoning: General Residential Zone - Schedule 1</p> <p>Land Use: Vacant Residential Dwelling Site/surveyed Lot</p>
	<p><b>5 Dealbata Lane Pakenham, VIC, 3810</b> <span>3 2 2 238m<sup>2</sup> Approx.</span></p> <p><b>Sale Price: \$472,000</b></p> <p>Owner Name: A Pitt, B Pitt Category: House: One Storey / Lowset</p> <p><b>Sale Date: 20 Feb 2018</b> Distance: 0.86km Zoning: Comprehensive Development Zone - Schedule 1</p> <p>Land Use: Detached Dwelling (existing) Eq. Building Area: 31.0m<sup>2</sup></p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 28.03.18