
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

38 Serenity Street, Pakenham

Indicative selling price

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

\$465,000

&

\$510,000

Median sale price

Median price

\$420,000

House

X

Unit

Suburb

Pakenham

Period - From

Aug 2016

to

Jul 2017

Source

CoreLogic

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
23 Dianella Close, Pakenham	\$500,000	29 Jul 17
37 Victory Drive, Pakenham	\$492,000	21 Mar 17
5 Audley Street, Pakenham	\$485,000	28 Jun 17

Property data source: rp.rpdata. Generated on 16 Aug 2017.

Additional information about comparable sales.



23 Dianella Close Pakenham VIC 3810

 4  2  2

Sold Price

\$500,000

Sold Date

29-Jul-17

Distance

1.51km



37 Victory Drive Pakenham VIC 3810

 4  2  2

Sold Price

\$492,000

Sold Date

21-Mar-17

Distance

0.33km



5 Audley Street Pakenham VIC 3810

 4  2  2

Sold Price

\$485,000

Sold Date

28-Jun-17

Distance

1.23km