

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 20 Greendale Blvd Pakenham 3810

Indicative selling price

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

\$*520,000

&

\$*572,000

Median sale price

Median price \$428,000

*House

x

Suburb Pakenham

Period - From 22/02/2017

to

22/05/2017

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. 24 Gallery Way, Pakenham	\$567,500	09.04.17
2. 12 Sweet Pea Drive, Pakenham	\$550,000	07.02.17
3. 21 Heritage Blvd, Pakenham	\$550,000	20.02.17

Property data source: [RPDATA](#) Generated on 22 May 2017.

Additional information about comparable sales.

Property data source: [RPDATA](#) Generated on 22 May 2017.

☒ 	24 Gallery Way Pakenham, VIC, 3810 Sale Price: \$567,500 Owner Name: M Torney, S Evans Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)	 4  2  2  649m² Approx. Sale Date: 9 Apr 2017 Distance: 0.34km Zoning: General Residential Zone - Schedule 1
☒ 	21 Heritage Boulevard Pakenham, VIC, 3810 Sale Price: \$550,000 Owner Name: B Hampson Category: House: Standard Land Use: Detached Dwelling	 4  2  2  750m² Approx. Sale Date: 20 Feb 2017 Distance: 0.97km Zoning: General Residential Zone - Schedule 1
☒ 	12 Sweet Pea Drive Pakenham, VIC, 3810 Sale Price: \$550,000 Owner Name: D Clunes Category: House: Standard Land Use: Detached Dwelling	 4  2  2  578m² Approx. Sale Date: 7 Feb 2017 Distance: 0.73km Zoning: General Residential Zone - Schedule 1