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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

16 Gillian Place Pakenham Vic 3810
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**Indicative selling price**

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

\$520,000
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&amp;

\$545,000
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**Median sale price**

Median price

\$530,000
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House

x
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Pakenham
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Period - From

27.02.18
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to

27.08.18
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Source

pricefinder.com.au
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**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
1. 25 Grevillia Place, Pakenham	\$ 535,777	25.03.18
2. 21 Redfern Way, Pakenham	\$ 540,000	10.04.18
3. 34 Grevillia Place, Pakenham	\$ 530,000	07.03.18

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 27.08.18

## Additional information about comparable sales.

	<p><b>25 Grevillea Place Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$535,777</b></p> <p>Owner Name: G Thirana Gamage, T Mediarambe Gedara</p> <p>Category: House: Standard</p> <p>Land Use: Detached Dwelling</p>	<p>3 2 4 556m<sup>2</sup> Approx.</p> <p><b>Sale Date: 25 Mar 2018</b></p> <p>Distance: 0.50km</p> <p>Zoning: General Residential Zone - Schedule 1</p>
	<p><b>34 Grevillea Place Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$530,000</b></p> <p>Owner Name: B Hull, C Hull</p> <p>Category: House</p> <p>Land Use: Detached Dwelling</p>	<p>4 2 2 550m<sup>2</sup> Approx.</p> <p><b>Sale Date: 7 Mar 2018</b></p> <p>Distance: 0.62km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>Eq. Building Area: 20.0m<sup>2</sup></p>
	<p><b>21 Redfern Way Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$540,000</b></p> <p>Owner Name: D Patel, K Patel</p> <p>Category: House: Standard</p> <p>Land Use: Detached Dwelling</p>	<p>4 2 2 524m<sup>2</sup> Approx.</p> <p><b>Sale Date: 10 Apr 2018</b></p> <p>Distance: 0.35km</p> <p>Zoning: General Residential Zone - Schedule 1</p>

Property data source: REIV propertydata.com.au. Generated on 27.08.18