

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 11 Genoa Grove, Pakenham VIC 3810

Indicative selling price

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

or range between \$595,000 & \$654,500

Median sale price

Median price \$510,000 House ☒ Suburb Pakenham VIC 3810
Period - From January 18 to March 18 Source PRICEFINDER pricefinder.com.au
















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. 36 Blackwood Drive, Pakenham	\$630,000	08/03/2018
2. 37 Cormorant Parade, Pakenham	\$650,000	13/02/2018
3. 17 Joseph Banks Drive, Pakenham	\$635,000	07/10/2017

Property data source: PRICEFINDER pricefinder.com.au. Generated on 5th April 2018

Additional information about comparable sales.

	36 BLACKWOOD DR, PAKENHAM, VIC Sale Price *\$630,000 Sale Date: 08/03/2018 Distance from Property: 711m 	 4  2  2
	37 CORMORANT PDE, PAKENHAM, VIC Sale Price *\$650,000 Sale Date: 13/02/2018 Distance from Property: 663m 	 4  2  2
	17 JOSEPH BANKS DR, PAKENHAM, VIC Sale Price *\$635,000 Sale Date: 07/10/2017 Distance from Property: 1km 	 5  2  2

Property data source: PRICEFINDER pricefinder.com.au. Generated on 5th April 2018