
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

7 Tiffany Close Pakenham 3810

Indicative selling price

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

or range between

\$490,000

&

\$539,000

Median sale price

Median price

\$530,000

*House

X

Suburb

Pakenham

Period - From

01.01.2018

to

30.09.2018

Source

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 11 Tipperary Circuit Pakenham VIC 3810	\$ 515,000	28.03.2018
2 4 Hale Place Pakenham VIC 3810	\$ 500,000	25.07.2018
3 60 Dunbarton Drive Pakenham VIC 3810	\$ 495,000	27.03.2018



11 Tipperary Circuit Pakenham VIC 3810

Sold Price \$515,000

3  2  2  640m²  156.9m²

Sold Date 28-Mar-18 Price Change ▲10.2% Year Built 2010
DOM 7 First Listing \$467,500
Distance 0.33km Last Listing -



4 Hale Place Pakenham VIC 3810

Sold Price \$500,000^{RS}

3  2  2  609m²  -

Sold Date 25-Jul-18 Price Change ▼-5.3% Year Built -
DOM 35 First Listing \$528,000
Distance 0.83km Last Listing \$528,000



60 Dunbarton Drive Pakenham VIC 3810

Sold Price \$495,000

3  2  2  631m²  108m²

Sold Date 27-Mar-18 Price Change ▼-9.2% Year Built 1990
DOM 23 First Listing \$545,000
Distance 1km Last Listing \$520,000