

## 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 4 Union Avenue, Pakenham Vic 3810

### Indicative selling price

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

\$466,000

&

\$480,000

### Median sale price

Median price \$515,000

\*House

x

\*Unit

Suburb Pakenham

Period - From 23.02.18

to 23.05.18

Source Pricfinder.com.au

### 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. 8 Natanya Drive Pakenham	\$480,000	18.03.18
2. 11 Shetland Court, Pakenham	\$473,000	11.04.18
3. 5 Benor Court, Pakenham	\$480,000	03.03.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 23 May 2018.

## Additional information about comparable sales.

<input type="checkbox"/> 	<b>8 Natanya Drive Pakenham, VIC, 3810</b> <b>Sale Price: \$480,000</b> Owner Name: C De Silva Category: House: One Storey / Lowset Land Use: Detached Dwelling	<div>  3            2            2            500m<sup>2</sup>  <small>Approx.</small> </div> <b>Sale Date: 18 Mar 2018</b> Distance: 0.75km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 130.0643m <sup>2</sup>
<input type="checkbox"/> 	<b>11 Shetland Court Pakenham, VIC, 3810</b> <b>Sale Price: \$473,000</b> Owner Name: E Wade, M Nuutinen Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)	<div>  3            2            3            560m<sup>2</sup>  <small>Approx.</small> </div> <b>Sale Date: 11 Apr 2018</b> Distance: 0.20km Zoning: General Residential Zone - Schedule 1
<input type="checkbox"/> 	<b>5 Benor Court Pakenham, VIC, 3810</b> <b>Sale Price: \$480,000</b> Owner Name: C Alkemade Category: House: One Storey / Lowset Land Use: Detached Dwelling	<div>  3            2            2            633m<sup>2</sup>  <small>Approx.</small> </div> <b>Sale Date: 3 Mar 2018</b> Distance: 1.03km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 23 May 2018.