

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

29 Pinnacle Drive, Pakenham VIC 3810

Indicative selling price

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

Single price

\$*

or range between

\$ 406,000

&

\$ 445,000

Median sale price

Median price

\$ 485,000

Property type

House

Suburb

Pakenham

Period - From

31/08/2018

to

01/09/2019

Source

<https://www.pricerfinder.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 25 Orchard Valley Avenue, Pakenham VIC 3810	\$ 430,000	24/06/2019
2 110 Ahern Road, Pakenham VIC 3810	\$ 430,000	06/11/2019
3 112 Ahern Road, Pakenham VIC 3810	\$ 430,000	14/05/2019

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 22/11/2019

Additional information about comparable sales.

1

25 Orchard Valley Avenue Pakenham VIC 3810

423m²

\$430,000

24-Jun-19


154 days

4

2

2

1 / 44



LJ Hooker

The beginning of a good journey This home is a perfect opportunity for those looking to add to their investment portfolio or those who are looking for the perfect starter. This home will impress ev...

[Read More](#)

Floor


128m²

Distance

3.57km

Yr built

2011

 [Go to RP Data](#)

First list

\$470,000

Last list

\$430,000

Price change

8.5%▼

2

110 Ahern Road Pakenham VIC 3810

517m²

RS \$430,000

06-Nov-19


23 days

4

2

2

1 / 80



1 / 80

Exceptional value for an affordable price! Looking for your first home or want to add to your investment portfolio than look no further. This inviting and spacious four-bedroom home located on the...

[Read More](#)

Floor


-

Distance

4.29km

Yr built

-

 [Go to RP Data](#)

First list

\$420,000

Last list

\$400,000

Price change

2.4%▲

3

112 Ahern Road Pakenham VIC 3810

501m²

\$430,000

14-May-19


62 days

4

2

2

3 / 52



3 / 52

Set to nest or invest Are you looking for an opportunity to enter the market or add to your property portfolio? Then look no further as 112 Ahern Road has hit the market and is looking for new own...

[Read More](#)

Floor


-

Distance

4.3km

Yr built

-

 [Go to RP Data](#)

First list

\$470,000

Last list

\$460,000

Price change

8.5%▼

Source: <https://rpp.rpdata.com/>