

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 85 Gallery Way Pakenham 3810

Indicative selling price

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

\$465,000 & \$511,500

Median sale price

Median price \$425,000

*House x

Suburb Pakenham

Period - From 08.12.16 to 08.06.17

Source Price Finder

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. 31 Azalea Avenue, Pakenham	\$510,000	01.06.17
2. 4 Ronit Court, Pakenham	\$505,000	31.05.17
3. 140 Webster Way, Pakenham	\$505,000	17.03.17

Property data source: Price Finder. Generated on 08 June 2017.

Additional information

about comparable sales.

31 AZALEA AVE, PAKENHAM



Property Type: House
Area: 606 m²
RPD: 768//PS531185

Features: LOWSET, ENSUITE, FAMILY/RUMPUS ROOM, MODERN KITCHEN, ENTERTAINMENT AREA

Distance From Property: 732m  4  2  2 

Sale Price: **\$510,000** (Agents Advice - Sale)
Sale Date: 01/06/2017 **Days to Sell:** 22 Days
Last Listed Price: AUCTION **Chg%:**
First Listed Price: AUCTION (Under Offer) **Chg%:**

4 RONIT CRT, PAKENHAM



Property Type: House
Area: 659 m²
RPD: 824//PS626362

Features: BUILD YR: 2011, LOWSET, ENSUITE, FAMILY/RUMPUS ROOM, MODERN KITCHEN, AIR ...

Distance From Property: 273m  4  2  2 

Sale Price: **\$505,000** (Agents Advice - Sale)
Sale Date: 31/05/2017 **Days to Sell:** 21 Days
Last Listed Price: UNDER CONTRACT **Chg%:**
First Listed Price: \$490,000 - \$539,000 **Chg%:**

140 WEBSTER WAY, PAKENHAM



Property Type: House
Area: 717 m²
RPD: 849//PS600621

Features:

Distance From Property: 438m  4  2  2 

Sale Price: **\$505,000** (Normal Sale)
Sale Date: 17/03/2017 **Days to Sell:** 38 Days
Last Listed Price: Neg Over \$470,000 **Chg%:**
First Listed Price: Sale by SET DATE March 7th @ ... **Chg%:**

Property data source: [Price Finder](#). Generated on 8th June 2017.