

## 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 28 Goshawk Drive, Pakenham VIC 3810

### Indicative selling price

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

\$490,000

&

\$539,000

### Median sale price

Median price \$460,000

House

X

Unit

Suburb Pakenham

Period - From 01 January 17 to 01 Dec 2017

Source CoreLogic

### 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
40 Serenity Street, Pakenham VIC 3810	\$535,000	19 Dec 17
38 Serenity Street, Pakenham VIC 3810	\$528,000	18 Sep 17
53 Willowtree Drive, Pakenham VIC 3810	\$535,000	16 Oct 17

## Additional information about comparable sales.



**40 Serenity Street Pakenham VIC  
3810**

 3  2  2

Sold Price

**\$535,000**

Sold Date

**19-Dec-17**

Distance

**0.51km**



**38 Serenity Street Pakenham VIC  
3810**

 4  2  2

Sold Price

**\$528,000**

Sold Date

**18-Sep-17**

Distance

**0.52km**



**53 Willowtree Drive Pakenham VIC  
3810**

 4  2  2

Sold Price

**\$535,000**

Sold Date

**16-Oct-17**

Distance

**0.98km**