

## 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 12 Vanessa Circuit, Pakenham Vic 3810

### Indicative selling price

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

\$460,000

&

\$506,000

### Median sale price

Median price \$440,000

\*House

x

Suburb Pakenham

Period - From 01.02.17

to 01.08.2017

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. 140 Webster Way, Pakenham 3810	\$505,000	17.03.17
2. 4 Ronit Court, Pakenham 3810	\$505,000	16.05.17
3. 39 Greendale Blvd Pakenham 3810	\$499,050	12.04.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 01.08.17

## Additional information about comparable sales.

	<b>39 Greendale Boulevard Pakenham, VIC, 3810</b> <b>Sale Price: \$499,050</b> Owner Name: A Kennaugh, K Kennaugh Category: House: Standard Land Use: Detached Dwelling	3 2 2 611 m <sup>2</sup> Approx. <b>Sale Date: 12 Apr 2017</b> Distance: 0.24km Zoning: General Residential Zone - Schedule 1
	<b>4 Ronit Court Pakenham, VIC, 3810</b> <b>Sale Price: \$505,000</b> Owner Name: J Cowley, K Christopher Category: House Land Use: Detached Dwelling (existing)	4 2 2 680 m <sup>2</sup> Approx. <b>Sale Date: 16 May 2017</b> Distance: 0.18km Zoning: General Residential Zone - Schedule 1
	<b>140 Webster Way Pakenham, VIC, 3810</b> <b>Sale Price: \$505,000</b> Owner Name: Acn 164 710 570 Pty Ltd Category: House: Standard Land Use: Detached Dwelling	4 2 2 717 m <sup>2</sup> Approx. <b>Sale Date: 17 Mar 2017</b> Distance: 0.36km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 01.08.17