

## 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 7 Romina Street, Pakenham Vic 3810

### Indicative selling price

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

\$465,000

&

\$510,000

### Median sale price

Median price \$488,250

\*House

x

\*Unit

Suburb

Pakenham

Period - From 30.10.18

to

30.01.19

Source

pricefinder.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. 9 Bavaria Lane Pakenham Vic 3810	\$480,000	23.10.18
2. 64 Oaklands Way Pakenham Vic 3810	\$495,000	04.01.19
3. 23 Warbler Street, Pakenham Vic 3810	\$495,000	08.10.18

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 30<sup>th</sup> January 2019.

## Additional information about comparable sales.

	<b>9 Bavaria Lane Pakenham, VIC, 3810</b> <b>Sale Price: \$480,000</b> Owner Name: J Cooper, R Cooper Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot	<div>  4            2            2            400m<sup>2</sup>  <small>Approx.</small> </div> <b>Sale Date: 23 Oct 2018</b> Distance: 0.33km Zoning: Urban Growth Zone - Schedule 1 Eq. Building Area: 23.0m <sup>2</sup>
	<b>64 Oaklands Way Pakenham, VIC, 3810</b> <b>Sale Price: \$495,000</b> Owner Name: M Siniakis Category: House Land Use: Detached Dwelling	<div>  4            2            2            412m<sup>2</sup>  <small>Approx.</small> </div> <b>Sale Date: 4 Jan 2019</b> Distance: 0.42km Zoning: Comprehensive Development Zone - Schedule 1
	<b>23 Warbler Street Pakenham, VIC, 3810</b> <b>Sale Price: \$495,000</b> Owner Name: B Butt, D Zukic Category: House: Standard Land Use: Detached Dwelling	<div>  4            2            2            400m<sup>2</sup>  <small>Approx.</small> </div> <b>Sale Date: 8 Oct 2018</b> Distance: 0.09km Zoning: Urban Growth Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 30<sup>th</sup> January 2019.