
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 6 Discovery Street, Pakenham VIC 3810

Indicative selling price

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

\$560,000 & \$605,000

Median sale price

Median price \$428,000 House Unit Suburb Pakenham
Period - From 01 January 17 to 31 March 2017 Source PriceFinder

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
24 Arbour Rise, Pakenham VIC 3810	\$602,500	03 Oct 17
10 Winneke Way, Pakenham VIC 3810	\$600,000	21 Aug 17
26 Ibis Close, Pakenham VIC 3810	\$600,000	19 Jul 17

Additional information about comparable sales.



24 Arbour Rise Pakenham VIC 3810 Sold Price **\$602,500** Sold Date **03-Oct-17**
 Distance **1.6km**

 4  2  2



10 Winneke Way Pakenham VIC 3810 Sold Price **\$600,000** Sold Date **21-Aug-17**
 Distance **0.97km**

 4  2  2



26 Ibis Close Pakenham VIC 3810 Sold Price **\$600,000** Sold Date **19-Jul-17**
 Distance **1.02km**

 4  2  2