

## 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 11 Tipperary 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)

\$445,500

&

\$490,000

### Median sale price

Median price \$510,500

\*House

x

\*Unit

Suburb Pakenham

Period - From 19.12.17

to 19.03.18

Source [Pricefinder.com.au](http://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. 14 Blue Gum Court, Pakenham	\$490,000	25.11.17
2. 7 Johnsons Place, Pakenham	\$490,000	04.01.18
3. 55 Tipperary Circuit, Pakenham	\$490,000	22.11.17

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 19.03.18

## Additional information about comparable sales.

	<p><b>14 Blue Gum Court Pakenham, VIC, 3810</b> <span>3 2 2 648m<sup>2</sup> Approx.</span></p> <p><b>Sale Price: \$490,000</b></p> <p>Owner Name: J Payne, R Cruickshanks</p> <p>Category: House: Standard</p> <p>Land Use: Detached Dwelling</p> <p><b>Sale Date: 25 Nov 2017</b></p> <p>Distance: 1.07km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>Eq. Building Area: 130.0m2</p>
	<p><b>7 Johnsons Place Pakenham, VIC, 3810</b> <span>3 2 2 700m<sup>2</sup> Approx.</span></p> <p><b>Sale Price: \$490,000</b></p> <p>Owner Name: K Holmes</p> <p>Category: House</p> <p>Land Use: Detached Dwelling (existing)</p> <p><b>Sale Date: 4 Jan 2018</b></p> <p>Distance: 1.17km</p> <p>Zoning: General Residential Zone - Schedule 1</p>
	<p><b>55 Tipperary Circuit Pakenham, VIC, 3810</b> <span>3 2 2 375m<sup>2</sup> Approx.</span></p> <p><b>Sale Price: \$490,000</b></p> <p>Owner Name: J Keyt, S Nikolich</p> <p>Category: House</p> <p>Land Use: Detached Dwelling</p> <p><b>Sale Date: 22 Nov 2017</b></p> <p>Distance: 0.11km</p> <p>Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 19.03.18