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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 6 Angus Court, Pakenham Vic 3810

### Indicative selling price

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

\$385,000

&

\$423,000

### Median sale price

Median price \$460,000

\*House

x

\*Unit

Suburb Pakenham

Period - From 11.04.17

to 11.10.17

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. 21 McGill Court, Pakenham	\$420,000	28.04.17
2. 16 Ivory Drive, Pakenham	\$415,000	21.04.17
3. 7 McGill Court, Pakenham	\$410,000	21.04.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 11.10.17

## Additional information about comparable sales.

	<p><b>16 Ivory Drive Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$415,000</b>  Owner Name: L Nguyen, M Osuch  Category: House  Land Use: Detached Dwelling</p>	<p>3 2 2 454 m<sup>2</sup>  Approx.</p> <p><b>Sale Date: 26 May 2017</b>  Distance: 1.98km  Zoning: General Residential Zone - Schedule 1</p>
	<p><b>7 McGill Court Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$410,000</b>  Owner Name: L Broadby, P Broadby  Category: House: Standard  Land Use: Detached Dwelling</p>	<p>3 1 5 591 m<sup>2</sup>  Approx.</p> <p><b>Sale Date: 21 Apr 2017</b>  Distance: 0.15km  Zoning: General Residential Zone - Schedule 1</p>
	<p><b>21 McGill Court Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$420,000</b>  Owner Name: A Ainsworth, R Ainsworth  Category: House: Standard  Land Use: Detached Dwelling</p>	<p>3 1 4 556 m<sup>2</sup>  Approx.</p> <p><b>Sale Date: 28 Apr 2017</b>  Distance: 0.16km  Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 11.10.17