

## 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 14 Meaby Drive, Pakenham Vic 3810

### Indicative selling price

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

\$420,000

&

\$462,000

### Median sale price

Median price \$485,000

\*House

x

\*Unit

Suburb Pakenham

Period - From 30.11.18

to 30.05.19

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. 28 Wild Cherry Avenue, Pakenham	\$445,000	09.04.19
2. 3 Earle Close, Pakenham	\$455,000	05.05.19
3. 22 Breyleigh Drive, Pakenham	\$455,000	29.04.19

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30.05.19

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<input checked="" type="checkbox"/>	28 Wild Cherry Avenue Pakenham VIC 3810	400m <sup>2</sup>	\$445,000	09-Apr-19	21 days	 3	 2	 2
	1 / 14	Immaculate & Stunning! North-side. Move in and enjoy Stunning open plan living space Large master bedroom with big walk in robe Value, value, value! Presented FOR SALE and located on the North-sid...	Floor 152m <sup>2</sup> Distance 0.77km Yr built 2007	First list \$473,000 Last list - Price change 5.9%▼	 <a href="#">Go to RP Data</a>			
<input type="checkbox"/>	Notes from your agent 	<input type="checkbox"/>	Feature this comparable 					
	400 characters remaining							
<input checked="" type="checkbox"/>	3 Earle Close Pakenham VIC 3810	628m <sup>2</sup>	\$455,000	05-Mar-19	43 days	 3	 2	 2
	1 / 48	Massive Price Drop - Don't Miss Out! It will be love at first site for those who enjoy entertaining at home! Stepping inside this classic yet tidy home, you'll feel an immediate sense of welcome wi...	Floor - Distance 0.39km Yr built 2002	First list \$506,000 Last list \$460,000 Price change 10.1%▼	 <a href="#">Go to RP Data</a>			
<input type="checkbox"/>	Notes from your agent 	<input type="checkbox"/>	Feature this comparable 					
	400 characters remaining							
<input checked="" type="checkbox"/>	22 Breyleigh Drive Pakenham VIC 3810	687m <sup>2</sup> <sup>RS</sup>	\$455,000	29-Apr-19	34 days	 3	 2	 2
	1 / 50	North Side On 687m2 Block This sweet, neat and complete property would make the ideal first home or investment for the savvy buyer! Great north side location in an elevated position still close to...	Floor 118m <sup>2</sup> Distance 0.47km Yr built 2000	First list \$430,000 Last list \$470,000 Price change 5.8%▲	 <a href="#">Go to RP Data</a>			
<input type="checkbox"/>	Notes from your agent 	<input type="checkbox"/>	Feature this comparable 					
	400 characters remaining							