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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

15 Simon Drive, Pakenham VIC 3810
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### Indicative selling price

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

\$ 400,000
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&

\$ 420,000
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### Median sale price

Median price

\$ 495,000
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\*House

x

\*Unit

Suburb

Pakenham
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Period - From

01/07/2018
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to

30/06/2019
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Source
















<a href="http://pricefinder.com.au">pricefinder.com.au</a>
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### Comparable property sales

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 6 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. 122 Racecourse Road North Pakenham VIC 3810	\$ 410,000	01/07/2019
2. 74 Princes Highway Pakenham VIC 3810	\$ 420,000	02/04/2019
3. 5 Eleanor Court Pakenham VIC 3810	\$ 405,000	20/02/2019

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 20<sup>th</sup> of August 2019

<input checked="" type="checkbox"/>	5 Eleanor Court Pakenham VIC 3810	653m <sup>2</sup>	\$405,000	20-Feb-19	38 days	 3	 1	 2
	1 / 37	Simply move in and enjoy! Presented FOR SALE and situated on a 653m2 Block this neatly presented, reinvigorated home is readily awaiting its newest occupier or investor. With potential sub-division...		Floor	-	First list	\$420,000	
				Distance	0.09km	Last list	\$390,000	
				Yr built	-	Price change	3.6% ▼	
		<a href="#">Read More</a>		 <a href="#">Go to RP Data</a>				
<input checked="" type="checkbox"/>	122 Racecourse Road North Pakenham VIC 3810	785m <sup>2</sup>	<sup>RS</sup> \$410,000 <sup>UN</sup>	01-Jul-19	171 days	 3	 1	 2
	1 / 29	ADD THIS TO THE LIST "Live long, subdivide and prosper". This is the type of property you want in your portfolio. At an affordable price, your chance to make some serious coin is embedded in the bl...		Floor	103m <sup>2</sup>	First list	\$480,000	
				Distance	0.55km	Last list	\$402,500	
				Yr built	1980	Price change	14.6% ▼	
		<a href="#">Read More</a>		 <a href="#">Go to RP Data</a>				
<input checked="" type="checkbox"/>	74 Princes Highway Pakenham VIC 3810	601m <sup>2</sup>	\$420,000	02-Apr-19	-	 3	 1	 2
	1 / 2	No listing description available.		Floor	-	First list	-	
				Distance	1.12km	Last list	-	
				Yr built	-	Price change	-	
				 <a href="#">Go to RP Data</a>				