
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

5 Dream Court, Pakenham VIC 3810

Indicative selling price

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

\$490,000

&

\$539,000

Median sale price

Median price

\$510,000

House

X

Unit

Suburb

Pakenham

Period - From

Jan 18

to

March 18

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
25 Warbler Street, Pakenham VIC 3810	\$539,000	27 Apr 18
28 Goshawk Drive, Pakenham VIC 3810	\$535,000	19 Feb 18
40 Serenity Street, Pakenham VIC 3810	\$535,000	20 Nov 17

Additional information about comparable sales.



25 Warbler Street Pakenham VIC
3810

3 2 2

Sold Price

\$539,000

Sold Date

27-Apr-18

Distance

0.54km



28 Goshawk Drive Pakenham VIC
3810

3 2 2

Sold Price

\$535,000

Sold Date

19-Feb-18

Distance

0.4km



40 Serenity Street Pakenham VIC
3810

3 2 2

Sold Price

\$535,000

Sold Date

20-Nov-17

Distance

0.18km