

## 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](http://consumer.vic.gov.au/underquoting)

\$490,000

&

\$539,000

### Median sale price

Median price \$510,000 House  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**