

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 10 Spaniel Lane, Pakenham VIC 3810

Indicative selling price

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

\$460,000

&

\$495,000

Median sale price

Median price \$480,000

House

X

Suburb Pakenham

Period - From DEC 2017

to April 2018

Source Core Logic RP Data

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
37 Havana Parade, Pakenham VIC 3810	\$490,000	07 MAR 18
9 Taunton Drive, Pakenham VIC 3810	\$478,000	05 DEC 17
3 Sienna Way, Pakenham VIC 3810	\$491,000	04 APR 18

Property data source: Core Logic RP data www.rpp.rpdata.com. Generated on 20.04.18

Additional information about comparable sales.



37 Havana Parade Pakenham VIC 3810

3 2 2

Sold Price

\$490,000

Sold Date

07-Mar-18

Distance

0.07km



9 Taunton Drive Pakenham VIC 3810

4 2 1

Sold Price

\$478,000

Sold Date

05-Dec-17

Distance

0.15km



3 Sienna Way Pakenham VIC 3810

3 2 2

Sold Price

\$491,000

Sold Date

04-Apr-18

Distance

0.27km

Property data source: Core Logic RP data www.rpp.rpdata.com. Generated on 20.04.2018.