

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 7 Maor Drive, Pakenham Vic 3810

Indicative selling price

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

\$495,000

&

\$540,000

Median sale price

Median price \$488,250

*House

x

*Unit

Suburb Pakenham

Period - From 13.11.18

to

13.02.19

Source
















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. 6 Amberley Drive, Pakenham Vic 3810	\$525,000	01.10.19
2. 18 Amberley Drive, Pakenham Vic 3810	\$518,000	30.01.19
3. 42 Sandalwood Drive, Pakenham Vic 3810	\$540,000	13.12.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 29th March 2019.

	6 Amberley Drive Pakenham, VIC, 3810 Sale Price: \$525,000 Owner Name: A O'Neill Category: House: Standard Land Use: Detached Dwelling	<div>  4  2  2  560m² </div> Sale Date: 1 Oct 2018 Distance: 0.55km Zoning: General Residential Zone - Schedule 1
	18 Amberley Drive Pakenham, VIC, 3810 Sale Price: \$518,000 Owner Name: B Worrell, J Van Der Byl Category: House: One Storey / Lowset Land Use: Detached Dwelling	<div>  4  2  2  649m² </div> Sale Date: 30 Jan 2019 Distance: 0.56km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 167.2255m ²
	42 Sandalwood Drive Pakenham, VIC, 3810 Sale Price: \$540,000 Owner Name: O Narangoda Gamage Perera Category: House: Standard Land Use: Detached Dwelling	<div>  4  2  2  642m² </div> Sale Date: 13 Dec 2018 Distance: 0.44km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 29th March 2019.