



STATEMENT OF INFORMATION

Prepared on 30 Apr 2018

Jim Byrne

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HOUSE Offered for Sale

9 Tangelo Terrace Pakenham VIC 3810

3 2 2

Indicative Selling Price

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

Range between \$440,000 & \$480,000

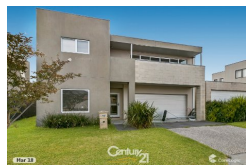
Median Sale Price

\$480,000 Houses in Pakenham between Apr 2017 - Mar 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



56 Edgeware Close Pakenham VIC 3810

3 2 2

Sold Price

\$440,000

Sold Date

24-Apr-18

Distance

1.82km



9 Burdekin Lane Pakenham VIC 3810

3 2 2

Sold Price

\$440,000

Sold Date

01-Mar-18

Distance

0.07km



4 Jason Lane Pakenham VIC 3810

3 2 2

Sold Price

\$445,000

Sold Date

14-Apr-18

Distance

0.38km

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6 Laurel Lane Pakenham VIC 3810

3 2 2

Sold Price

\$445,000

Sold Date

17-Nov-17

Distance

0.27km



6 Angus Court Pakenham VIC 3810

3 2 2

Sold Price

\$450,000

Sold Date

24-Nov-17

Distance

1.24km



6 Pownceby Court Pakenham VIC 3810

5 2 2

Sold Price

\$450,000

Sold Date

07-Dec-17

Distance

1.45km

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6 Damien Court Pakenham VIC 3810	Sold Price	\$460,000	Sold Date	03-Nov-17
3 2 2			Distance	1.77km



41 Syme Road Pakenham VIC 3810	Sold Price	\$465,000	Sold Date	21-Nov-17
3 2 2			Distance	0.38km



16 Shetland Court Pakenham VIC 3810	Sold Price	\$470,000	Sold Date	17-Nov-17
3 2 2			Distance	1.03km

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Comparable Property Sales

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7 Swamp Gum Close Pakenham VIC 3810	Sold Price	\$470,000	Sold Date	29-Nov-17
4 2 2			Distance	1.76km

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