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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

17 Tyrell Place, Pakenham Vic 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$510,000

&

\$560,000

### Median sale price

Median price

\$530,000

\*House

x

\*Unit

Suburb

Pakenham

Period - From

20.06.18

to

20.09.18

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. 13 Stringy Bark Circuit, Pakenham Vic 3810	\$535,000	13.08.18
2. 70 Oaklands Way, Pakenham Vic 3810	\$512,000	15.05.18
3. 45 Stringy Bark Circuit, Pakenham Vic 3810	\$550,000	24.04.18

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 20<sup>th</sup> September 2018.

## Additional information about comparable sales.

	<b>70 Oaklands Way Pakenham, VIC, 3810</b> <b>Sale Price: \$512,000</b> Owner Name: C Broderick, N White Category: House Land Use: Detached Dwelling	3 1 2 512m <sup>2</sup> <small>Approx.</small> <b>Sale Date: 15 May 2018</b> Distance: 0.20km Zoning: Comprehensive Development Zone - Schedule 1
	<b>13 Stringy Bark Circuit Pakenham, VIC, 3810</b> <b>Sale Price: \$535,000</b> Owner Name: K Wallace, S Wallace Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot	3 2 2 488m <sup>2</sup> <small>Approx.</small> <b>Sale Date: 13 Aug 2018</b> Distance: 0.14km Zoning: Comprehensive Development Zone - Schedule 1
	<b>45 Stringy Bark Circuit Pakenham, VIC, 3810</b> <b>Sale Price: \$550,000</b> Owner Name: M Boveiry Category: House: Standard Land Use: Detached Dwelling	3 2 2 448m <sup>2</sup> <small>Approx.</small> <b>Sale Date: 24 Apr 2018</b> Distance: 0.34km Zoning: Comprehensive Development Zone - Schedule 1 Eq. Building Area: 198.0m <sup>2</sup>

Property data source: REIV propertydata.com.au. Generated on 20<sup>th</sup> September 2018.