

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Victory Drive, Pakenham Vic 3810
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Indicative selling price

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

Range between	\$460,000	&	\$506,000
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Median sale price

Median price	\$520,000	House	X	Unit		Suburb	Pakenham
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

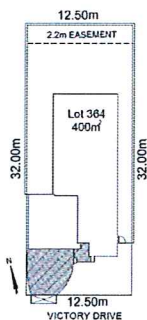
Comparable property sales (*Delete A or B below as applicable)

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	50 Willowtree Dr PAKENHAM 3810	\$505,000	22/08/2017
2	43 The Circuit PAKENHAM 3810	\$505,000	07/08/2017
3	6 Wonboyn CI PAKENHAM 3810	\$500,000	03/11/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:
Property Type: Land
Land Size: 0 sqm approx
Agent Comments

Comparable Properties



50 Willowtree Dr PAKENHAM 3810 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 22/08/2017
Rooms: 6
Property Type: House
Land Size: 453 sqm approx



43 The Circuit PAKENHAM 3810 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 07/08/2017
Rooms: 7
Property Type: House
Land Size: 425 sqm approx



6 Wonboyn CI PAKENHAM 3810 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 03/11/2017
Rooms: 5
Property Type: House
Land Size: 400 sqm approx