

## 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 100 Eagle Drive, Pakenham Vic 3810

### Indicative selling price

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

470,000

&

499,000

### Median sale price

Median price 495,000

\*House

x

\*Unit

Suburb

Pakenham

Period - From 04.10.18

to

04.01.19

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
25 Eagle Drive, Pakenham Vic 3810	480,000	07.09.18
12 Irving Road, Pakenham Vic 3810	485,000	23.10.18
4 Union Avenue, Pakenham Vic 3810	480,000	12.07.18

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 4.01.19

	<b>25 Eagle Drive Pakenham, VIC, 3810</b> <b>Sale Price: \$480,000</b> Owner Name: P Leidl, Z Hazendonk Category: House: Standard Land Use: Detached Dwelling	<div>  3  2  1  810m<sup>2</sup> </div> <b>Sale Date: 7 Sep 2018</b> Distance: 0.68km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 125.0m <sup>2</sup>
	<b>12 Irving Road Pakenham, VIC, 3810</b> <b>Sale Price: \$485,000</b> Owner Name: S Richardson Category: House Land Use: Detached Dwelling (existing)	<div>  3  2  2  658m<sup>2</sup> </div> <b>Sale Date: 23 Oct 2018</b> Distance: 0.65km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 17.0m <sup>2</sup>
	<b>4 Union Avenue Pakenham, VIC, 3810</b> <b>Sale Price: \$480,000</b> Owner Name: E Thornton Category: House: Standard Land Use: Detached Dwelling	<div>  3  2  2  608m<sup>2</sup> </div> <b>Sale Date: 12 Jul 2018</b> Distance: 0.28km Zoning: General Residential Zone - Schedule 1

Property data source: REIV propertydata.com.au. Generated on 4.01.19