

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 35 Irving Road, Pakenham Vic 3810

Indicative selling price

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

\$355,000

&

\$390,000

Median sale price

Median price \$425,000

*House

x

Suburb Pakenham

Period - From 27.12.17 to 27.06.17

Source Price Finder

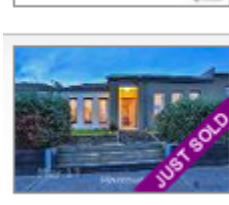
Comparable property sales (*Delete A or B below as applicable)

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. 10 Alapont Close, Pakenham	\$390,000	10.04.17
2. 24 Kosta Boda Blvd Pakenham	\$390,000	10.03.17
3. 13 McClenaghan Place, Pakenham	\$390,000	02.06.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 27.06.17

Additional information about comparable sales.

	10 Alapont Close Pakenham, VIC, 3810 Sale Price: \$390,000 Owner Name: A Das, G Das Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 10 Apr 2017 Distance: 0.89km Zoning: General Residential Zone - Schedule 1
	24 Kosta Boda Boulevard Pakenham, VIC, 3810 Sale Price: \$390,000 Owner Name: R Acevedo Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 10 Mar 2017 Distance: 0.29km Zoning: General Residential Zone - Schedule 1
	13 Mcclenaghan Place Pakenham, VIC, 3810 Sale Price: \$390,000 Owner Name: O Price Category: House: One Storey / Lowset Land Use: Detached Dwelling (new)	 Sale Date: 2 Jun 2017 Distance: 0.84km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 27.06.17