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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

10 Dianella Close, Pakenham VIC 3810
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### Indicative selling price

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

\$440,000
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\$480,000
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### Median sale price

Median price

\$510,000
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House

X
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Unit

Suburb

Pakenham
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Period - From

Jan 18
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to

March 18
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Source

PriceFinder
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### Comparable property sales

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
9 Taunton Drive, Pakenham VIC 3810	\$478,000	05 Dec 17
17 Sarton Link, Pakenham VIC 3810	\$472,000	08 Jan 18
5 Dealbata Lane, Pakenham VIC 3810	\$472,000	20 Feb 18

## Additional information about comparable sales.



**9 Taunton Drive Pakenham VIC 3810**

 4  2  1

Sold Price

**\$478,000**

Sold Date **05-Dec-17**

Distance **1.74km**



**17 Sarton Link Pakenham VIC 3810**

 2  1  1

Sold Price

**\$475,000**

Sold Date **08-Jan-18**

Distance **0.77km**



**5 Dealbata Lane Pakenham VIC 3810**

 3  2  2

Sold Price

**\$472,000**

Sold Date **20-Feb-18**

Distance **0.38km**