
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 88 Manna Gum Drive, Pakenham VIC 3810

Indicative selling price

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

or range between \$460,000 & \$490,000

Median sale price

Median price \$505,000 House ☒ Suburb PAKENHAM VIC 3810
Period - From OCTOBER 17 to DECEMBER 17 Source PRICEFINDER pricefinder.com.au




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
1. 40 Thwaites Road, Pakenham	\$460,000	11/09/2017
2. 17 Torre Road, Pakenham	\$472,000	06/12/2017
3. 2 Jonathan Place, Pakenham	\$470,000	09/11/2017

Property data source: PRICEFINDER pricefinder.com.au. Generated on 29 January 2018.

Additional information about comparable sales.

	<p>2 Jonathan Place Pakenham, VIC, 3810</p> <p>Sale Price: \$470,000</p> <p>Owner Name: B Deppeler, M Deppeler</p> <p>Category: House</p> <p>Land Use: Detached Dwelling (existing)</p>	<p>3 2 2 511m² Approx.</p> <p>Sale Date: 9 Nov 2017</p> <p>Distance: 0.91km</p> <p>Zoning: General Residential Zone - Schedule 1</p>
	<p>40 Thwaites Road Pakenham, VIC, 3810</p> <p>Sale Price: \$460,000</p> <p>Owner Name: J Flores, M Kershaw</p> <p>Category: House</p> <p>Land Use: Detached Dwelling</p>	<p>3 2 2 406m² Approx.</p> <p>Sale Date: 11 Sep 2017</p> <p>Distance: 0.81km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>Eq. Building Area: 21.0m²</p>
	<p>17 Torre Road Pakenham, VIC, 3810</p> <p>Sale Price: \$472,000</p> <p>Distance: 0.36km</p> <p>Zoning: General Residential Zone - Schedule 1</p>	<p>4 2 2 286m² Approx.</p> <p>Sale Date: 6 Dec 2017</p> <p>Category: House</p> <p>Land Use:</p>

Property data source: PRICEFINDER pricefinder.com.au. Generated on 29 January 2018.