

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 137 Duncan Drive, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

\$410,000

&

\$450,000

Median sale price

Median price \$512,000

*House

x

*Unit

Suburb

Pakenham

Period - From 20.09.18

to

20.12.18

Source

REIV propertydata.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
1. 71 Wakenshaw Crescent, Pakenham	\$425,000	01.10.18
2. 54 Duncan Drive Pakenham	\$420,000	31.08.18
3. 6 Gibb Court, Pakenham	\$450,000	11.09.18

Property data source: REIV propertydata.com.au. Generated on 20th December 2018.

Additional information about comparable sales.



71 Wakenshaw Crescent Pakenham VIC 3810

3 1 1

Sold Price

\$425,000

Sold Date

01-Oct-18

Distance

0.16km



54 Duncan Drive Pakenham VIC 3810

3 1 1

Sold Price

\$420,000

Sold Date

31-Aug-18

Distance

0.54km



6 Gibb Court Pakenham VIC 3810

3 1 2

Sold Price

\$450,000

Sold Date

11-Sep-18

Distance

0.8km

Property data source: REIV propertydata.com.au. Generated on 20th December 2018.