

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 22 Moore Mews Pakenham 3810

Indicative selling price

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

\$435,000

&

\$478,000

Median sale price

Median price \$425,000 *House x Suburb Pakenham

Period - From December 17 to June 17

Source Price Finder

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. 1 Tyalla Way Pakenham 3810	\$473,000	24.05.17
2. 5 Day Lilly Court Pakenham 3810	\$475,000	19.02.17
3. 13 Bellerive Avenue Officer 3809	\$478,000	18.01.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 22nd June 17

Additional information about comparable sales.

	13 Bellerive Avenue Officer, VIC, 3809 Sale Price: \$478,000 Owner Name: K Rami, R Rami Category: House Land Use: Detached Dwelling	3 2 2 444 m² Approx. Sale Date: 18 Jan 2017 Distance: 1.98km Zoning: General Residential Zone - Schedule 1
	5 Day Lilly Court Pakenham, VIC, 3810 Sale Price: \$475,000 Owner Name: B Zoljan, C Zoljan Category: House: Standard Land Use: Detached Dwelling	3 2 2 362 m² Approx. Sale Date: 19 Feb 2017 Distance: 0.04km Zoning: Urban Growth Zone - Schedule 1
	1 Tyalla Way Pakenham, VIC, 3810 Sale Price: \$473,000 Owner Name: N Psaila Category: House: One Storey / Lowset Land Use: Strata Unit Or Flat (unspecified)	3 2 1 341 m² Approx. Sale Date: 24 May 2017 Distance: 1.56km Zoning: Urban Growth Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 22nd June 17.