

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 4/1 O'Shannessy Street, Pakenham Vic 3810

Indicative selling price

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

\$295,000

&

\$324,000

Median sale price

Median price \$425,000

*House

x

Suburb Pakenham

Period - From 09.01.17 to 09.07.17

Source Price Finder

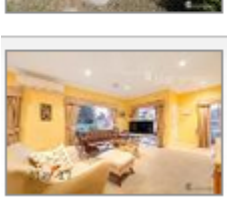
Comparable property sales

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. 1/33 Princes Highway Pakenham 3810	\$321,700	06.06.17
2. 3/3 Princes Highway Pakenham 3810	\$320,000	11.05.17
3. 5/1 O'Shannessy Street, Pakenham 3810	\$318,500	12.06.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 09.07.17

Additional information about comparable sales.

	5/1 Oshannessy Street Pakenham, VIC, 3810 2 1 1 269m² Approx. Sale Price: \$318,500 Owner Name: R Dowell Category: House: One Storey / Lowset Land Use: Townhouse Sale Date: 12 Jun 2017 Distance: 0.01km Zoning: General Residential Zone - Schedule 1
	3/3 Princes Highway Pakenham, VIC, 3810 2 1 1 Sale Price: \$320,000 Distance: 1.48km Zoning: General Residential Zone - Schedule 1 Sale Date: 11 May 2017 Category: Unit: Standard Land Use:
	1/33 Princes Highway Pakenham, VIC, 3810 2 1 1 245m² Approx. Sale Price: \$321,700 Owner Name: M Fenaughty Category: Unit: Highrise Land Use: Strata Unit Or Flat (unspecified) Sale Date: 6 Jun 2017 Distance: 1.11km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://www.reivpropertydata.com.au). Generated on 09.07.17