

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

10 Barrington Drive, Pakenham Vic 3810

Indicative selling price

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

\$375,000

&

\$412,500

Median sale price

Median price

\$425,000

*House

x

Suburb

Pakenham

Period - From

05.12.16

to

05.06.17

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. 20 Adrian Drive Pakenham	\$410,000	08.12.16
2. 36 Irving Road Pakenham	\$400,000	04.02.17
3. 25 Kingston Avenue Pakenham	\$400,000	16.02.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.

Additional information about comparable sales.

	20 Adrian Drive Pakenham, VIC, 3810 Sale Price: \$410,000 Owner Name: K Kaur, S Singh Category: House: Standard Land Use: Detached Dwelling	3 2 2 564 m ² Approx. Sale Date: 8 Dec 2016 Distance: 1.73km Zoning: General Residential Zone - Schedule 1
	36 Irving Road Pakenham, VIC, 3810 Sale Price: \$400,000 Owner Name: Trust Category: House: One Storey / Lowset Land Use: Detached Dwelling	3 2 1 687 m ² Approx. Sale Date: 4 Feb 2017 Distance: 0.92km Zoning: General Residential Zone - Schedule 1
	25 Kingston Avenue Pakenham, VIC, 3810 Sale Price: \$400,000 Owner Name: V Kumra Category: House: One Storey / Lowset Land Use: Detached Dwelling	3 1 2 786 m ² Approx. Sale Date: 16 Feb 2017 Distance: 0.27km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 5 June 2017.