

## 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	10 Barrington Drive, Pakenham Vic 3810
postcode	

#### Indicative selling price

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

\$375,000	&	\$412,500
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#### Median sale price

Median price	n price \$425,000		*House x	Suburb		Pakenham
Period - From	05.12.16	to	05.06.17	Source	Price	e 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. Generated on 30 April 2017.



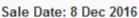
# Additional information about comparable sales.



20 Adrian Drive Pakenham, VIC, 3810

Sale Price: \$410,000 Owner Name: K Kaur, S Singh Distance: 1.73km

Category: House: Standard Land Use: Detached Dwelling



Zoning: General Residential Zone - Schedule 1

─3 <u></u>2 <u>2</u> <u>564m²</u>

☐ 3 ☐ 2 ☐ 1 ☐ 687 m²

≓3 <u>5</u>1 <u>6</u>2 <u>1</u>786 m²



36 Irving Road Pakenham, VIC, 3810

Sale Price: \$400,000 Owner Name: Trust Category: House: One Storey / Lowset

Land Use: Detached Dwelling

Sale Date: 4 Feb 2017

Distance: 0.92km

Zoning: General Residential Zone - Schedule 1



25 Kingston Avenue Pakenham, VIC, 3810

Sale Price: \$400,000 Sale Date: 16 Feb 2017

Owner Name: V Kumra Distance: 0.27km Category: House: One Storey / Lowset Zoning: General Residential Zone - Schedule 1

Land Use: Detached Dwelling

Property data source: REIV propertydata.com.au. Generated on 5 June 2017.