
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

34 Belmont Crescent, Pakenham Vic 3810

Indicative selling price

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

\$400,000

&

\$440,000

Median sale price

Median price

\$425,000

*House

x

Suburb

Pakenham

Period - From

04.01.17

to

04.07.17

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. 9 Sienna Way, Pakenham 3810	\$440,000	01.05.17
2. 52 Dusseldorp Avenue, Pakenham 3810	\$438,200	15.01.17
3. 37 Belmont Crescent, Pakenham 3810	\$437,000	26.05.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 04/07/2017

Additional information about comparable sales.

	<p>37 Belmont Crescent Pakenham, VIC, 3810 3 2 2 338 m² Approx.</p> <p>Sale Price: \$437,000</p> <p>Owner Name: K Winn, M Higgins</p> <p>Category: House</p> <p>Land Use: Vacant Residential Dwelling</p> <p>Site/surveyed Lot</p> <p>Sale Date: 26 May 2017</p> <p>Distance: 0.09km</p> <p>Zoning: Urban Growth Zone - Schedule 1</p>
	<p>52 Dusseldorp Avenue Pakenham, VIC, 3810 3 2 2 399 m² Approx.</p> <p>Sale Price: \$438,200</p> <p>Owner Name: H Kumar, N Kaur</p> <p>Category: House: Standard</p> <p>Land Use: Detached Dwelling</p> <p>Sale Date: 15 Jan 2017</p> <p>Distance: 1.90km</p> <p>Zoning: Urban Growth Zone - Schedule 1</p>
	<p>9 Sienna Way Pakenham, VIC, 3810 3 2 2 325 m² Approx.</p> <p>Sale Price: \$440,000</p> <p>Owner Name: A Hammond, M Hammond</p> <p>Category: House: One Storey / Lowset</p> <p>Land Use: Detached Dwelling</p> <p>Sale Date: 1 May 2017</p> <p>Distance: 1.18km</p> <p>Zoning: Urban Growth Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 04.07.17