
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 36 Villella Drive, Pakenham

Indicative selling price

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

\$510,000

&

\$561,000

Median sale price

Median price \$428,000

House

☒

Unit

☐

Suburb Pakenham

Period - From 1 Jan 17

to

31 March 17

Source Rp.rppdata
















Comparable property sales

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
23 Eventide Rise, Pakenham	\$535,000	07 April 17
13 River Red Grove, Pakenham	\$535,000	28 Jan 17
11 Sandpiper Close, Pakenham	\$560,000	12 Feb 17

Property data source: Rp.rppdata Generated on 18th July 2017.

Additional information about comparable sales.

<input checked="" type="checkbox"/> 	23 Eventide Rise Pakenham, VIC, 3810 Sale Price: \$535,000 Owner Name: N Baffi Category: House Land Use: Detached Dwelling (existing)	<div>  3  2  2  508m² <small>Approx</small> </div> Sale Date: 7 Apr 2017 Distance: 0.69km Zoning: Comprehensive Development Zone - Schedule 1
<input checked="" type="checkbox"/> 	13 River Red Grove Pakenham, VIC, 3810 Sale Price: \$535,000 Owner Name: G Rowsell, K Cunden Category: House: Standard Land Use: Detached Dwelling	<div>  3  2  2  504m² <small>Approx</small> </div> Sale Date: 28 Nov 2016 Distance: 1.24km Zoning: Comprehensive Development Zone - Schedule 1
<input checked="" type="checkbox"/> 	11 Sandpiper Close Pakenham, VIC, 3810 Sale Price: \$560,000 Owner Name: B Mahdawi Category: House: Standard Land Use: Detached Dwelling	<div>  4  2  2  480m² <small>Approx</small> </div> Sale Date: 12 Feb 2017 Distance: 1.07km Zoning: Comprehensive Development Zone - Schedule 1

Property data source: Core Logic RP Data. Generated on 19 May 2017.