
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

66 Gallery Way, Pakenham VIC 3810

Indicative selling price

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

\$ 415,000

&

\$ 455,000

Median sale price

Median price

\$ 510,000

**House* ☒ **Unit* ☐

Suburb

Pakenham VIC 3810

Period - From

01/03/2018

to

31/03/2019

Source
















pricefinder.com.au

Comparable property sales *(*Delete A or B below as applicable)*

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 Jan Maree Court, Pakenham VIC 3810	\$ 450,100	13/03/2019
2 40 Irving Road, Pakenham VIC 3810	\$ 435,000	05/01/2019
3 190 Racecourse Road, Pakenham VIC 3810	\$ 425,000	21/02/2019

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 16th of May 2019

<input type="checkbox"/>	9 Jan Maree Court Pakenham VIC 3810	651m ²	\$450,100	13-Mar-19	13 days	 3	 2	 1						
	1 / 29 North-side special in peaceful court location! Positioned in a quiet court location and sitting proudly on a 651m2 block (approx.) on the highly sought-after North side of Pakenham, is this fantast... Read More	Floor	118m ²	First list	\$470,000	Distance	2.59km	Last list	-	Yr built	1991	Price change	4.2% ▼	 Go to RP Data
<input type="checkbox"/>	40 Irving Road Pakenham VIC 3810	654m ²	\$435,000	05-Jan-19	25 days	 3	 2	 1						
	1 / 37 READY FOR IMMEDIATE ENJOYMENT! Start enjoying the good life immediately with this family friendly home! With nothing to do except move in. it is ready for you now! Well-presented from the outside i... Read More	Floor	120.27m ²	First list	\$480,000	Distance	2.87km	Last list	\$450,000	Yr built	1980	Price change	9.4% ▼	 Go to RP Data
<input type="checkbox"/>	190 Racecourse Road North Pakenham VIC 3810	517m ²	^{RS} \$425,000	21-Feb-19	79 days	 3	 2	 1						
	1 / 37 Living Made Easy This beautiful home is perfect for first home buyers, downsizers of the savvy investor. Natural light highlights relaxed living zones while established low maintenance gardens surr... Read More	Floor	104m ²	First list	\$440,000	Distance	3.41km	Last list	\$440,000	Yr built	2000	Price change	3.4% ▼	 Go to RP Data

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 16th of May 2019