

## 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 20 Balmoral Way, Pakenham Vic 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$450,000 & \$495,000

### Median sale price

Median price \$510,000 \*House x \*Unit Suburb Pakenham  
Period - From 28.12.17 to 28.03.18 Source [Pricfinder.com.au](http://Pricfinder.com.au)




### 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. 72 Ahern Road, Pakenham 3810	\$495,000	26.10.17
2. 11 Eagle Drive, Pakenham 3810	\$495,000	20.10.17
3. 7 Johnsons Place, Pakenham 3810	\$490,000	04.01.18

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 28.03.18

## Additional information about comparable sales.

	<p><b>72 Ahern Road Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$495,000</b></p> <p>Owner Name: A Dzevlan, P Dzevlan            Category: House: One Storey / Lowset            Land Use: Detached Dwelling</p>	<p>3 2 2 788m<sup>2</sup> Approx.</p> <p><b>Sale Date: 26 Oct 2017</b></p> <p>Distance: 0.97km            Zoning: General Residential Zone - Schedule 1            Eq. Building Area: 130.0m<sup>2</sup></p>
	<p><b>11 Eagle Drive Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$495,000</b></p> <p>Owner Name: P Banakar            Category: House: One Storey / Lowset            Land Use: Detached Dwelling</p>	<p>3 2 5 788m<sup>2</sup> Approx.</p> <p><b>Sale Date: 20 Oct 2017</b></p> <p>Distance: 0.75km            Zoning: General Residential Zone - Schedule 1</p>
	<p><b>7 Johnsons Place Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$490,000</b></p> <p>Owner Name: K Holmes            Category: House            Land Use: Detached Dwelling (existing)</p>	<p>3 2 2 700m<sup>2</sup> Approx.</p> <p><b>Sale Date: 4 Jan 2018</b></p> <p>Distance: 0.99km            Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 28.03.18