

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 7 Meaby Drive, Pakenham Vic 3810

Indicative selling price

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

\$340,000

\$374,000

Median sale price

Median price \$465,000

*House

x

*Unit

Suburb Pakenham

Period - From 20.04.17

to 20.10.17

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. 4 Parman Avenue, Pakenham 3810 | \$371,500 | 31.05.17 |
| 2. 29 Sir Thomas Drive, Pakenham 3810 | \$370,000 | 15.07.17 |
| 3. 6 Torre Road, Pakenham 3810 | \$360,000 | 02.05.17 |

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 20.10.17

Additional information about comparable sales.

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|--|--|---|
|  | 4 Parman Avenue Pakenham, VIC, 3810 Sale Price: \$371,500 Owner Name: A Stojcevski, K Stojchevska Category: House: One Storey / Lowset Land Use: Detached Dwelling | 3 1 1 325 m ² Approx. Sale Date: 31 May 2017 Distance: 1.35km Zoning: General Residential Zone - Schedule 1 |
|  | 29 Sir Thomas Drive Pakenham, VIC, 3810 Sale Price: \$370,000 Owner Name: A Hamid, S Hamid Category: House Land Use: Detached Dwelling | 3 1 3 502 m ² Approx. Sale Date: 15 Jul 2017 Distance: 1.67km Zoning: General Residential Zone - Schedule 1 |
|  | 6 Torre Road Pakenham, VIC, 3810 Sale Price: \$360,000 Owner Name: J Cossy Category: House: Standard Land Use: Detached Dwelling | 3 1 2 576 m ² Approx. Sale Date: 2 May 2017 Distance: 0.42km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 93.0m ² |

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 20.10.17