
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 18 Bentley Court, Pakenham VIC 3810

Indicative selling price

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

or range between \$395,000 & \$434,500

Median sale price

Median price \$505,000 House ☒ Suburb Pakenham VIC 3810
Period - From October 17 to December 17 Source PRICEFINDER pricefinder.com.au

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
1. 2B Atkins Road, Pakenham	\$420,000	10/10/2017
2. 28A Lorraine Court, Pakenham	\$402,000	15/12/2017
3. 7 Meaby Drive, Pakenham	\$420,000	31/10/2017

Property data source: PRICEFINDER pricefinder.com.au. Generated on 1 February 2018.

Additional information about comparable sales.

	<p>2B Atkins Road Pakenham, VIC, 3810</p> <p>Sale Price: \$420,000</p> <p>Owner Name: I Akbar Category: Unit Land Use: Detached Dwelling (new)</p>	<p>3 2 1 273m² Approx.</p> <p>Sale Date: 10 Oct 2017</p> <p>Distance: 0.71km Zoning: General Residential Zone - Schedule 1</p>
	<p>28A Lorraine Court Pakenham, VIC, 3810</p> <p>Sale Price: \$402,000</p> <p>Distance: 0.95km Zoning: General Residential Zone - Schedule 1</p>	<p>3 1 1 420m² Approx.</p> <p>Sale Date: 15 Dec 2017</p> <p>Category: Unit Land Use:</p>
	<p>7 Meaby Drive Pakenham, VIC, 3810</p> <p>Sale Price: \$420,000</p> <p>Owner Name: S De Groot, T Berry Category: House: Standard Land Use: Detached Dwelling</p>	<p>3 1 1 398m² Approx.</p> <p>Sale Date: 31 Oct 2017</p> <p>Distance: 1.33km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 12.0m²</p>

Property data source: PRICEFINDER pricefinder.com.au. Generated on 1 February 2018.