

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 33 Ayesha Rise, Pakenham Vic 3810

Indicative selling price

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

\$400,000

&

\$440,000

Median sale price

Median price \$510,000

*House

x

*Unit

Suburb Pakenham

Period - From 15.01.18

to 15.04.18

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. 35 Ayesha Rise, Pakenham Vic 3810	\$440,000	22.11.17
2. 9 Burdekin Lane, Pakenham Vic 3810	\$440,000	01.03.18
3. 40 Cascade Way, Pakenham Vic 3810	\$439,000	20.12.17

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 15.04.18

Additional information about comparable sales.

	<p>35 Ayesha Rise Pakenham, VIC, 3810</p> <p>Sale Price: \$440,000</p> <p>Owner Name: R Braymok</p> <p>Category: House</p> <p>Land Use: Detached Dwelling</p> <p>Sale Date: 22 Nov 2017</p> <p>Distance: 0.02km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>3 1 2 376m² Approx.</p>
	<p>40 Cascade Way Pakenham, VIC, 3810</p> <p>Sale Price: \$439,000</p> <p>Owner Name: L Pownooby, Pro Shod Pty Ltd</p> <p>Category: House</p> <p>Land Use: Detached Dwelling</p> <p>Sale Date: 20 Dec 2017</p> <p>Distance: 1.37km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>3 2 2 314m² Approx.</p>
	<p>9 Burdekin Lane Pakenham, VIC, 3810</p> <p>Sale Price: \$440,000</p> <p>Owner Name: G Donald, S Donald</p> <p>Category: House: One Storey / Lowset</p> <p>Land Use: Vacant Residential Dwelling</p> <p>Sale Date: 1 Mar 2018</p> <p>Distance: 1.63km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>Eq. Building Area: 17.0m²</p> <p>3 2 2 375m² Approx.</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 15.04.18