
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 69 Simon Drive, Pakenham VIC 3810

Indicative selling price

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

or range between \$450,000 & \$490,000

Median sale price

Median price \$515,000 *House x Suburb PAKENHAM VIC 3810
Period - From January 2018 to March 2018 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. 165 Ahern Road, Pakenham VIC 3810	\$453,000	22/05/2018
2. 7 Joseph Court, Pakenham VIC 3810	\$460,000	15/05/2018
3. 5 Barrington Drive, Pakenham VIC 3810	\$490,000	22/02/2018

Additional information about comparable sales.



165 AHERN RD, PAKENHAM, VIC 3810

 3  1  -

Sale Price

***\$453,000**

Sale Date: 22/05/2018

Distance from Property: 2km



7 JOSEPH CRT, PAKENHAM, VIC 3810

 3  1  2

Sale Price

***\$460,000**

Sale Date: 15/05/2018

Distance from Property: 438m



5 BARRINGTON DR, PAKENHAM, VIC 3810

 3  1  4

Sale Price

\$490,000

Sale Date: 22/02/2018

Distance from Property: 177m



Property data source: PRICEFINDER pricefinder.com.au. Generated on 24 May 2018