

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 28 Cormorant Parade, Pakenham Vic 3810

Indicative selling price

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

\$445,000

&

\$489,000

Median sale price

Median price \$440,000

*House

x

Suburb Pakenham

Period - From 07.02.17

to 07.08.17

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. 11 Joseph Banks, Pakenham 3810	\$484,000	07.02.17
2. 22 Moore Mews, Pakenham 3810	\$486,957	18.07.17
3. 9 Everly Circuit, Pakenham 3810	\$480,000	17.07.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 07.08.17

Additional information about comparable sales.

	11 Joseph Banks Drive Pakenham, VIC, 3810 Sale Price: \$484,000 Owner Name: J Johnston, L Richardson Category: House	 3 2 2 Sale Date: 7 Feb 2017 Distance: 0.34km Zoning: Comprehensive Development Zone - Schedule 1 560 m ² Approx.
Land Use: Detached Dwelling		
	22 Moore Mews Pakenham, VIC, 3810 Sale Price: \$486,957 Owner Name: F Mellett Category: House Land Use: Vacant Residential Dwelling Site/surveyed Lot	 3 2 2 Sale Date: 18 Jul 2017 Distance: 0.70km Zoning: Urban Growth Zone - Schedule 1 492 m ² Approx.
	9 Everly Circuit Pakenham, VIC, 3810 Sale Price: \$480,000 Owner Name: P Lynch Category: House: One Storey / Lowset Land Use: Detached Dwelling (new)	 3 2 2 Sale Date: 17 Jul 2017 Distance: 0.73km Zoning: Comprehensive Development Zone - Schedule 1 400 m ² Approx.

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 07.08.17