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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 6 Cato Way, Pakenham Vic 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$510,000

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\$561,000

### Median sale price

Median price \$480,000

\*House

x

\*Unit

Suburb Pakenham

Period - From 15.09.17

to 15.12.17

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. 6 Willowbank Pocket Pakenham 3810	\$560,000	20.08.17
2. 38 Darwin Way, Pakenham 3810	\$558,888	26.08.17
3. 9 Platt Close, Pakenham 3810	\$555,000	19.07.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 15.12.17.

## Additional information about comparable sales.

	<p><b>38 Darwin Way Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$558,888</b>  Owner Name: Y Cheng  Category: House: Standard</p> <p><b>Land Use:</b> Detached Dwelling</p> <p><b>Sale Date: 26 Aug 2017</b>  Distance: 0.84km  Zoning: Comprehensive Development Zone - Schedule 1  Eq. Building Area: 263.0m2</p>	<p>4 2 2 501 m<sup>2</sup> Approx.</p>
	<p><b>9 Platt Close Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$555,000</b>  Owner Name: L Kaur, M Singh  Category: House: Standard</p> <p><b>Land Use:</b> Detached Dwelling</p> <p><b>Sale Date: 19 Jul 2017</b>  Distance: 0.57km  Zoning: Comprehensive Development Zone - Schedule 1</p>	<p>4 2 2 580 m<sup>2</sup> Approx.</p>
	<p><b>6 Willowbank Pocket Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$560,000</b>  Owner Name: K Maccarthy, T Henderson  Category: House</p> <p><b>Land Use:</b> Detached Dwelling (new)</p> <p><b>Sale Date: 20 Aug 2017</b>  Distance: 1.90km  Zoning: Comprehensive Development Zone - Schedule 1</p>	<p>4 2 2 568 m<sup>2</sup> Approx.</p>

Property data source: [REIV propertydata.com.au](https://www.reiv.com.au/propertydata.com.au). Generated on 15.12.17