

## 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 38 Webster 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)

\$460,000

&

\$506,000

### Median sale price

Median price \$525,000

\*House

x

\*Unit

Suburb Pakenham

Period - From 04.03.18

to

04.06.18

Source Pricefinder.com.au











### 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 Elwood Avenue, Pakenham	\$490,000	18.02.18
2. 14 Greendale Boulevard, Pakenham	\$505,000	14.02.18
3. 2 Holt Place, Pakenham	\$500,000	19.04.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 04 June 2018.

## Additional information about comparable sales.

<input type="checkbox"/> 	<b>11 Elwood Avenue Pakenham, VIC, 3810</b> <b>Sale Price: \$490,000</b> Owner Name: K Ray Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot	 3  2  2  448m <sup>2</sup> Approx. <b>Sale Date: 18 Feb 2018</b> Distance: 0.50km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 21.0m <sup>2</sup>
<input type="checkbox"/> 	<b>2 Holt Place Pakenham, VIC, 3810</b> <b>Sale Price: \$500,000</b> Owner Name: N Lay, S Lay Category: House Land Use: Detached Dwelling	 3  2  1  400m <sup>2</sup> Approx. <b>Sale Date: 19 Apr 2018</b> Distance: 0.51km Zoning: General Residential Zone - Schedule 1
<input type="checkbox"/> 	<b>14 Greendale Boulevard Pakenham, VIC, 3810</b> <b>Sale Price: \$505,000</b> Owner Name: H Hussaini Category: House Land Use: Detached Dwelling	 3  2  2  350m <sup>2</sup> Approx. <b>Sale Date: 14 Feb 2018</b> Distance: 0.78km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 4 June 2018.