
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 26 Wild Cherry Avenue, Pakenham Vic 3810

Indicative selling price

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

\$410,000

&

\$451,000

Median sale price

Median price \$435,000

*House

x

Suburb Pakenham

Period - From 14.01.17

to 14.07.17

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. 5 Almond Grove, Pakenham 3810	\$450,000	28.01.17
2. 20 Chestnut Chase, Pakenham 3810	\$450,000	21.06.17
3. 14 Walnut Way, Pakenham 3810	\$448,000	20.03.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 14.07.17

Additional information about comparable sales.

	<p>5 Almond Grove Pakenham, VIC, 3810</p> <p>Sale Price: \$450,000 Owner Name: J Sandhu Category: House: Standard Land Use: Detached Dwelling</p>	<p>4 2 2 597 m² <small>Approx.</small></p> <p>Sale Date: 28 Jan 2017 Distance: 0.09km Zoning: General Residential Zone - Schedule 1</p>
	<p>20 Chestnut Chase Pakenham, VIC, 3810</p> <p>Sale Price: \$450,000 Owner Name: D Sayers, P Sayers Category: House: One Storey / Lowset Land Use: Detached Dwelling (new)</p>	<p>4 2 2 500 m² <small>Approx.</small></p> <p>Sale Date: 21 Jun 2017 Distance: 0.13km Zoning: General Residential Zone - Schedule 1</p>
	<p>14 Walnut Way Pakenham, VIC, 3810</p> <p>Sale Price: \$448,000 Owner Name: V Namboodiri Category: House: Standard Land Use: Detached Dwelling</p>	<p>4 2 2 504 m² <small>Approx.</small></p> <p>Sale Date: 20 Mar 2017 Distance: 0.43km Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 14.07.17