

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 49A Syme Road, Pakenham 3810

Indicative selling price

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

\$431,000

&

\$451,000

Median sale price

Median price \$505,000

*House

x

*Unit

Suburb Pakenham

Period - From 08.12.17

to 08.03.18

Source Pricerfinder.com.au


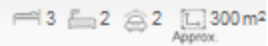



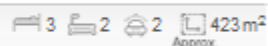
Comparable property sales

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. 4 Valencia Lane, Pakenham	\$450,000	20.09.17
2. 2 Doonie Way, Pakenham	\$447,500	24.10.17
3. 36 Melissa Way, Pakenham	\$446,000	15.12.17

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 08.03.18

Additional information about comparable sales.

	2 Doonie Way Pakenham, VIC, 3810 Sale Price: \$447,500 Owner Name: D Ellepola, M Ihlamulla Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 24 Oct 2017 Distance: 0.72km Zoning: General Residential Zone - Schedule 1
	36 Melissa Way Pakenham, VIC, 3810 Sale Price: \$446,000 Owner Name: J Walker-Jones, J Walker-Jones Category: House Land Use: Vacant Residential Dwelling Site/surveyed Lot	 Sale Date: 15 Dec 2017 Distance: 0.70km Zoning: General Residential Zone - Schedule 1
	4 Valencia Lane Pakenham, VIC, 3810 Sale Price: \$450,000 Owner Name: Super Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 20 Sep 2017 Distance: 0.36km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 08.03.18