

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 12 Hood Place, Pakenham 3810

Indicative selling price

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

\$550,000

&

\$605,000

Median sale price

Median price \$480,000

House

X

Suburb Pakenham

Period - From 17.06.17

to 17.09.17

Source Pricfinder.com.au







Comparable property sales

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. 24 Arbour Rise, Pakenham	\$602,500	03.10.17
2. 26 Ibis Close, Pakenham	\$600,000	19.07.17
3. 8 Laurina Link, Pakenham	\$599,000	07.08.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 27.11.2017

Additional information about comparable sales.

	24 Arbour Rise Pakenham, VIC, 3810	
	Sale Price: \$602,500 Owner Name: J Bradford, K Bradford Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)	Sale Date: 3 Oct 2017 Distance: 0.51km Zoning: Comprehensive Development Zone - Schedule 1
	26 Ibis Close Pakenham, VIC, 3810	
	Sale Price: \$600,000 Owner Name: C Wong Category: House: Standard Land Use: Detached Dwelling	Sale Date: 19 Jul 2017 Distance: 1.09km Zoning: Comprehensive Development Zone - Schedule 1
	8 Laurina Link Pakenham, VIC, 3810	
	Sale Price: \$599,000 Owner Name: A Haidarzada Category: House: Standard Land Use: Detached Dwelling	Sale Date: 7 Aug 2017 Distance: 1.32km Zoning: Comprehensive Development Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 27.11.2017