

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 7 Storey Drive Pakenham 3810

Indicative selling price

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

\$530,000

&

\$583,000

Median sale price

Median price \$480,000

House

x

Suburb Pakenham 3810

Period - From 01/06/17 to 30/09/17




Source Pricefinder.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. 19 Clifford Drive Pakenham 2810	\$570,000	10/11/2017
2. 12 Drysdale Street Pakenham 3810	\$575,000	02/09/2017
3. 20 Vanessa Circuit Pakenham 3810	\$565,000	03/06/2017

Additional information about comparable sales.

	<p>19 Clifford Drive Pakenham, VIC, 3810</p> <p>Sale Price: \$570,000 Owner Name: A De Boer, R Pascucci Category: House Land Use: Detached Dwelling (existing)</p>	<p>4 2 2 570m² Approx.</p> <p>Sale Date: 10 Nov 2017 Distance: 0.28km Zoning: General Residential Zone - Schedule 1</p>
	<p>12 Drysdale Street Pakenham, VIC, 3810</p> <p>Sale Price: \$575,000 Owner Name: G Kalsi, S Kalsi Category: House Land Use: Detached Dwelling</p>	<p>4 2 2 706m² Approx.</p> <p>Sale Date: 2 Sep 2017 Distance: 0.64km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 238.8m²</p>
	<p>20 Vanessa Circuit Pakenham, VIC, 3810</p> <p>Sale Price: \$565,000 Owner Name: S Bains Category: House Land Use: Detached Dwelling</p>	<p>4 2 2 630m² Approx.</p> <p>Sale Date: 3 Jun 2017 Distance: 0.84km Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 17.11.2017