
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

1 Joseph Court Pakenham 3810

Indicative selling price

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

\$*345,000

&

\$*365,000

Median sale price

Median price

\$424,000

Suburb

Pakenham

Period - From

29/11/2016

to

29/05/2017

Source

Price finder

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. 9 Joseph Court Pakenham	\$360,000	30.04.17
2. 23 Maria Crescent Pakenham	\$365,000	30.12.16
3. 21 Simon Drive Pakenham	\$365,000	02.02.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.

Additional information about comparable sales.



9 Joseph Court Pakenham VIC 3810

Sold Price **\$360,000^{RS}**

3 1 2 437m² 108m²

Sold Date	30-Apr-17	Price Change	-	Year Built	1995
DOM	28 days	First Listing	\$360,000		
Distance	0.07km	Last Listing	-		



23 Maria Crescent Pakenham VIC 3810

Sold Price **\$365,000^{RS}**

3 1 2 530m² -

Sold Date	13-Dec-16	Price Change	▲ 2.8%	Year Built	-
DOM	5 days	First Listing	\$355,000		
Distance	0.17km	Last Listing	\$355,000		



21 Simon Drive Pakenham VIC 3810

Sold Price **\$365,000^{RS}**

3 1 1 650m² 96m²

Sold Date	02-Feb-17	Price Change	▲ 10.6%	Year Built	1995
DOM	4 days	First Listing	\$330,000		
Distance	0.27km	Last Listing	\$330,000		

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 29.05.17