

## 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 5 Bysouth Court, Pakenham Vic 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$430,000

&

\$473,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$500,000

\*House

x

\*Unit

Suburb Pakenham

Period - From 14.10.17 to 14.01.18

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. 1 Mcnamara Court, Pakenham	\$471,000	16.08.17
2. 16 Shetland Court, Pakenham	\$470,000	30.11.17
3. 2 Sykes Court, Pakenham	\$470,000	04.12.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 14.01.18

## Additional information about comparable sales.

	<p><b>1 Mcnamara Court Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$471,000</b></p> <p>Owner Name: V Nguyen, Y Wang</p> <p>Category: House</p> <p>Land Use: Detached Dwelling</p> <p><b>Sale Date: 16 Aug 2017</b></p> <p>Distance: 0.47km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>3 3 - 902 m<sup>2</sup> Approx.</p>
	<p><b>16 Shetland Court Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$470,000</b></p> <p>Owner Name: G Cook</p> <p>Category: House: One Storey / Lowset</p> <p>Land Use: Detached Dwelling</p> <p><b>Sale Date: 30 Nov 2017</b></p> <p>Distance: 1.84km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>3 2 2 683 m<sup>2</sup> Approx.</p>
	<p><b>2 Sykes Court Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$470,000</b></p> <p>Distance: 0.82km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p><b>Sale Date: 4 Dec 2017</b></p> <p>Category: House</p> <p>Land Use: Vacant Residential Dwelling</p> <p>Site/surveyed Lot</p> <p>2 1 4 790 m<sup>2</sup> Approx.</p>

Property data source: [REIV propertydata.com.au](https://www.reivpropertydata.com.au). Generated on 14.01.18