

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 3 Iris Place, Pakenham Vic 3810

Indicative selling price

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

\$504,000

&

\$515,000

Median sale price

Median price \$530,000

*House

x

*Unit

Suburb Pakenham

Period - From 9.05.18

to 09.08.18

Source Pricfinder.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. 10 Mcgarvie Crescent, Pakenham Vic 3810	\$510,000	19.03.18
2. 3 Dobell Street, Pakenham Vic 3810	\$505,000	05.07.18
3. 17 Serenity Street, Pakenham Vic 3810	\$515,000	17.02.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 09.08.18

Additional information about comparable sales.

	<p>10 Mcgarvie Crescent Pakenham, VIC, 3810</p> <p>Sale Price: \$510,000 Owner Name: T Kiraly Category: House: Standard Land Use: Detached Dwelling</p>	<p>3 2 2 330m² Approx.</p> <p>Sale Date: 19 Mar 2018 Distance: 0.89km Zoning: General Residential Zone - Schedule 1</p>
	<p>3 Dobell Street Pakenham, VIC, 3810</p> <p>Sale Price: \$505,000 Owner Name: Cotter Family Pty Ltd Category: House: One Storey / Lowset Land Use: Detached Dwelling</p>	<p>4 2 2 506m² Approx.</p> <p>Sale Date: 5 Jul 2018 Distance: 1.31km Zoning: General Residential Zone - Schedule 1</p>
	<p>17 Serenity Street Pakenham, VIC, 3810</p> <p>Sale Price: \$515,000 Owner Name: C Fernandes, C Fernandes Category: House Land Use: Detached Dwelling</p>	<p>4 2 2 467m² Approx.</p> <p>Sale Date: 17 Feb 2018 Distance: 1.43km Zoning: Urban Growth Zone - Schedule 1 Eq. Building Area: 205.0m²</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 09.08.18