
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 15 Pomegranate Way, Pakenham Vic 3810

Indicative selling price

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

\$460,000

&

\$506,000

Median sale price

Median price \$450,000

*House

x

Suburb Pakenham

Period - From 21.03.17 to 21.09.17

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. 77 Eagle Drive, Pakenham 3810	\$505,000	26.06.17
2. 99 Melissa Way, Pakenham 3810	\$493,000	05.05.17
3. 63 Howey Road, Pakenham 3810	\$494,000	20.04.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 21.09.17

Additional information about comparable sales.

<input checked="" type="checkbox"/>		77 Eagle Drive Pakenham, VIC, 3810 Sale Price: \$505,000 Owner Name: J Taylor, J Willenberg Category: House Land Use: Detached Dwelling	4 2 2 857 m ² Approx. Sale Date: 26 Jun 2017 Distance: 1.37km Zoning: General Residential Zone - Schedule 1
<input checked="" type="checkbox"/>		63 Howey Road Pakenham, VIC, 3810 Sale Price: \$494,000 Owner Name: A Sultani Category: House: One Storey / Lowset Land Use: Detached Dwelling	4 2 2 743 m ² Approx. Sale Date: 20 Apr 2017 Distance: 1.26km Zoning: General Residential Zone - Schedule 1
<input checked="" type="checkbox"/>		99 Melissa Way Pakenham, VIC, 3810 Sale Price: \$493,000 Owner Name: D Perera, R Perera Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling	4 2 2 471 m ² Approx. Sale Date: 5 May 2017 Distance: 0.07km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 21.09.17