

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 8 Lobelia Street Pakenham 3810

Indicative selling price

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

\$570,000

&

\$627,000

Median sale price

Median price \$512,000

*House

X

*Unit

Suburb Pakenham

Period - From 05.05.18

to 05.08.18

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. 4 Aqua Court, Pakenham 3810 | \$595,000 | 22.05.18 |
| 2. 1 Delft Place, Pakenham 3810 | \$610,000 | 04.07.18 |
| 3. 7 Jazz Court, Pakenham 3810 | \$612,000 | 12.03.18 |

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 05.08.18

Additional information about comparable sales.

| | | |
|---|--|--|
|  | <p>4 Aqua Court Pakenham, VIC, 3810</p> <p>Sale Price: \$595,000 Owner Name: R Kaur, S Singh Category: House Land Use: Detached Dwelling</p> | <p>  4  2  2  770m² Approx. </p> <p>Sale Date: 22 May 2018 Distance: 0.10km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 204.3867m²</p> |
|  | <p>1 Delft Place Pakenham, VIC, 3810</p> <p>Sale Price: \$610,000 Owner Name: P Hall Category: House Land Use: Detached Dwelling (existing)</p> | <p>  4  2  2  641m² Approx. </p> <p>Sale Date: 4 Jul 2018 Distance: 0.46km Zoning: General Residential Zone - Schedule 1</p> |
|  | <p>7 Jazz Court Pakenham, VIC, 3810</p> <p>Sale Price: \$612,000 Owner Name: M Kaur, S Singh Category: House Land Use: Detached Dwelling</p> | <p>  4  2  2  544m² Approx. </p> <p>Sale Date: 12 Mar 2018 Distance: 0.95km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 269.4188m²</p> |

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 05.08.18