

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 Pointer Drive, Pakenham Vic 3810

Indicative selling price

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

\$455,000

&

\$500,000

Median sale price

Median price \$515,000

*House

x

*Unit

Suburb Pakenham

Period - From 23.02.18

to

23.05.18

Source Pricefinder.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 Spaniel Lane Pakenham | \$495,000 | 11.05.18 |
| 2 9 Taunton Drive Pakenham | \$478,000 | 05.12.17 |
| 3 15 Macadamia Street, Pakenham | \$500,000 | 13.03.18 |

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 23 May 2018.

Additional information about comparable sales.

| | | | |
|--------------------------|---|--|--|
| <input type="checkbox"/> |  | 10 Spaniel Lane Pakenham, VIC, 3810 Sale Price: \$495,000 Owner Name: C Moulas, M Moulas Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot | 4 2 2 322m ² Approx. Sale Date: 11 May 2018 Distance: 0.13km Zoning: Urban Growth Zone - Schedule 1 |
| <input type="checkbox"/> |  | 9 Taunton Drive Pakenham, VIC, 3810 Sale Price: \$478,000 Owner Name: G George Category: House Land Use: Detached Dwelling | 4 2 1 278m ² Approx. Sale Date: 5 Dec 2017 Distance: 0.27km Zoning: Urban Growth Zone - Schedule 1 |
| <input type="checkbox"/> |  | 15 Macadamia Street Pakenham, VIC, 3810 Sale Price: \$500,000 Owner Name: R Crawford, S Law Category: House Land Use: Vacant Residential Dwelling Site/surveyed Lot | 4 2 2 360m ² Approx. Sale Date: 13 Mar 2018 Distance: 1.71km Zoning: General Residential Zone - Schedule 1 |

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 23 May 2018.