
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

20 Victoria Place, Pakenham Vic 3810

Indicative selling price

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

\$480,000

&

\$528,000

Median sale price

Median price

\$515,000

*House

x

*Unit

Suburb

Pakenham

Period - From

24.02.18

to

24.05.18

Source

Pricefrinder.com.au
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
Comparable property sales (*Delete A or B below as applicable)

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. 33 Rockford Street, Pakenham	\$481,500	05.02.18
2. 17 Swamp Gum Close, Pakenham	\$495,000	24.12.17
3. 7 Albert Circuit, Pakenham	\$509,009	09.01.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 24 May 2018.

Additional information about comparable sales.

<input type="checkbox"/> 	33 Rockford Street Pakenham, VIC, 3810 Sale Price: \$481,500 Owner Name: A Joseph, B Devassykutty Category: House: Standard Land Use: Detached Dwelling	<div>  4  2  2  375m² </div> Sale Date: 5 Feb 2018 Distance: 1.13km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 144.0m2
<input type="checkbox"/> 	17 Swamp Gum Close Pakenham, VIC, 3810 Sale Price: \$495,000 Owner Name: M Mohan, R Mohan Category: House Land Use: Detached Dwelling	<div>  4  2  2  534m² </div> Sale Date: 24 Dec 2017 Distance: 1.14km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 140.0m2
<input type="checkbox"/> 	7 Albert Circuit Pakenham, VIC, 3810 Sale Price: \$509,099 Owner Name: M Mudassir Category: House Land Use: Detached Dwelling	<div>  4  2  2  413m² </div> Sale Date: 9 Jan 2018 Distance: 0.70km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://www.reiv.com.au/propertydata.com.au). Generated on 24 May 2018.