
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

9 Gillian Place, Pakenham Vic 3810

Indicative selling price

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

\$490,000

&

\$535,000

Median sale price

Median price

\$530,000

*House

x

*Unit

Suburb

Pakenham

Period - From

04.05.18

to

04.08.18

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. 24 Gillian Place, Pakenham	\$521,000	01.08.18
2. 120 McGregor Road, Pakenham	\$520,000	26.08.18
3. 29 Clifford Drive, Pakenham	\$531,000	23.04.18

Property data source: REIV propertydata.com.au. Generated on 17.09.18

Additional information about comparable sales.

	<p>24 Gillian Place Pakenham, VIC, 3810</p> <p>Sale Price: \$521,000 Owner Name: D Hotton, E Maxwell Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)</p>	<p>4 2 2 585m² Approx.</p> <p>Sale Date: 1 Aug 2018 Distance: 0.16km Zoning: General Residential Zone - Schedule 1</p>
	<p>120 McGregor Road Pakenham, VIC, 3810</p> <p>Sale Price: \$520,000 Owner Name: A Nyhuis, A Nyhuis Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)</p>	<p>4 2 2 612m² Approx.</p> <p>Sale Date: 26 Aug 2018 Distance: 0.46km Zoning: General Residential Zone - Schedule 1</p>
	<p>29 Clifford Drive Pakenham, VIC, 3810</p> <p>Sale Price: \$531,000 Owner Name: G Singh Category: House: Standard Land Use: Detached Dwelling</p>	<p>4 2 2 612m² Approx.</p> <p>Sale Date: 23 Mar 2018 Distance: 0.47km Zoning: General Residential Zone - Schedule 1</p>