

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

80

	Sections 47AF of the Estate Agei				s 47AF of the Estate Agents A	its Act 19
Property offered fo	r sale					
Address Including suburb and postcode	9 Gillian Place, Pakenham Vic 3810					
Indicative selling p	rice					
For the meaning of this p	rice see co	onsumer.vic.gov.au/u	nderquoting			
\$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	e Pricefinder.com.au	

Comparable property sales

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.



24 Gillian Place Pakenham, VIC, 3810

Sale Price: \$521,000

Owner Name: D Hotton, E Maxwell Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)





── 4
── 2
○─ 2
○─ 612 m²



Sale Date: 1 Aug 2018

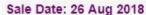
Distance: 0.16km

Zoning: General Residential Zone - Schedule 1



120 Mcgregor Road Pakenham, VIC, 3810

Sale Price: \$520,000 Owner Name: A Nyhuis, A Nyhuis Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)



Distance: 0.46km

Zoning: General Residential Zone - Schedule 1



29 Clifford Drive Pakenham, VIC, 3810

Sale Price: \$531,000 Owner Name: G Singh Category: House: Standard Land Use: Detached Dwelling



Distance: 0.47km

Zoning: General Residential Zone - Schedule 1