
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

192 Racecourse Road, Pakenham Vic 3810
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Indicative selling price

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

Range between

\$449,000

&

\$463,000

Median sale price

Median price

\$530,000

*House

x

*Unit

Suburb

Pakenham

Period - From

29.05.18

to

29.08.18

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. 61 Fallingwater Drive, Pakenham Vic 3810	\$455,555	19.07.18
2. 32 Cascade Way, Pakenham Vic 3810	\$452,000	17.04.18
3. 18 Bentley Court, Pakenham vic 3810	\$450,000	25.04.18

Property data source: REIV propertydata.com.au. Generated on 24 September 2018

Additional information about comparable sales.

	18 Bentley Court Pakenham, VIC, 3810 Sale Price: \$450,000 Owner Name: A Podkriznik Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 25 Apr 2018 Distance: 0.44km Zoning: General Residential Zone - Schedule 1
	32 Cascade Way Pakenham, VIC, 3810 Sale Price: \$452,000 Owner Name: S Bhartia Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 17 Apr 2018 Distance: 0.46km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 176.5158m2
	61 Fallingwater Drive Pakenham, VIC, 3810 Sale Price: \$455,555 Owner Name: K Samuelson, T Bissaker Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot	 Sale Date: 19 Jul 2018 Distance: 0.72km Zoning: General Residential Zone - Schedule 1

Property data source: REIV propertydata.com.au. Generated on 24 September 2018