

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 14 Breyleigh Drive, Pakenham VIC 3810

Indicative selling price

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

\$ 445,000

&

\$ 489,000

Median sale price

Median price \$ 512,000 *House X *Unit Suburb Pakenham VIC 3810
















Period - From 01/03/2018 to 31/03/2019 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 27 Manna Gum Drive, Pakenham VIC 3810	\$ 480,000	19/11/2018
2 12 McGill Court, Pakenham VIC 3810	\$ 475,000	12/04/2019
3 7 Swamp Gum Close, Pakenham VIC 3810	\$ 475,000	05/10/2018

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 7th of May 2019

<input checked="" type="checkbox"/>	7 Swamp Gum Close Pakenham VIC 3810	548m ²	\$470,000	29-Nov-17	16 days	 4	 2	 2
	<div>1 / 10</div> <p>HURRY – HURRY – HURRY Approximately 7 years young this home is perfect for the first home buyer or investor with 4 bedrooms, master with ensuite and WIR, open plan living, 2 living areas, neutral t...</p> <p>Read More</p>	<p>Floor 141m²</p> <p>Distance 0.55km</p> <p>Yr built 2011</p> <p> Go to RP Data</p>	<p>First list \$480,000</p> <p>Last list \$480,000</p> <p>Price change 2.1% ▼</p>					
<input checked="" type="checkbox"/>	6 Swamp Gum Close Pakenham VIC 3810	545m ²	\$475,000	05-Oct-18	44 days	 4	 2	 2
	<div>1 / 74</div> <p>GAME ON ITS A WINNER! BLOCK SIZE 545m2 2 LIVING SPACES EXPANSIVE DECKING Located on the Northside this appealing home only 7 years young screams value... With 4 bedrooms, the master with walk in...</p> <p>Read More</p>	<p>Floor 140m²</p> <p>Distance 0.61km</p> <p>Yr built 2011</p> <p> Go to RP Data</p>	<p>First list \$520,000</p> <p>Last list -</p> <p>Price change 8.7% ▼</p>					
<input checked="" type="checkbox"/>	12 McGill Court Pakenham VIC 3810	591m ²	^{RS} \$475,000	12-Apr-19	71 days	 4	 2	 2
	<div>1 / 22</div> <p>A North-side beauty in a quiet court location! Nestled in a quiet court location and sitting proudly on a 591m2 block (approx.) on the highly sought-after North side of Pakenham, is this perfect, a...</p> <p>Read More</p>	<p>Floor 134m²</p> <p>Distance 0.79km</p> <p>Yr built 1995</p> <p> Go to RP Data</p>	<p>First list \$510,000</p> <p>Last list -</p> <p>Price change 6.9% ▼</p>					

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 7th of May 2019