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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

79 The Parkway, Pakenham VIC 3810
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between

\$600,000	&	\$660,000
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### Median sale price

Median price

\$515,000	*House	<input checked="" type="checkbox"/>	Suburb	Pakenham VIC 3810
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Period - From

January 2018	to	March 2018	Source	PRICEFINDER <a href="http://pricfinder.com.au">pricfinder.com.au</a>
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### 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. 43 Botanic Drive, Pakenham VIC 3810	\$620,000	02/06/2018
2. 20 Cohens Way, Pakenham VIC 3810	\$650,000	03/02/2018
3. 4 River Red Grove, Pakenham VIC 3810	\$641,000	11/01/2018

Property data source: PRICEFINDER [pricfinder.com.au](http://pricfinder.com.au). Generated on 11 July 2018

## Additional information about comparable sales.



43 BOTANIC DR, PAKENHAM, VIC 3810

 4  2  2

Sale Price

**\*\$620,000**

Sale Date: 02/06/2018

Distance from Property: 726m



20 COHENS WAY, PAKENHAM, VIC 3810

 4  2  4

Sale Price

**\*\$650,000**

Sale Date: 03/02/2018

Distance from Property: 277m



4 RIVER RED GR, PAKENHAM, VIC 3810

 4  2  4

Sale Price

**\$641,000**

Sale Date: 11/01/2018

Distance from Property: 647m



Property data source: PRICEFINDER pricefinder.com.au. Generated on 11 July 2018