

## 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

2/27 Silver Gum Drive 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)

\$328,000

&

\$360,000

### Median sale price

Median price

\$321,000	Unit	x	Suburb or locality	Pakenham
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Period - From

17.03.17	to	17.09.17
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Source

Price Finder
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### Comparable property sales

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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. 69 Atlantic Drive, Pakenham	\$360,000	04.04.17
2. 2/146 Princes Highway, Pakenham	\$355,000	24.03.17
3. 5/146 Princes Highway, Pakenham	\$355,000	28.02.17

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 17.09.17.

## Additional information about comparable sales.

<input checked="" type="checkbox"/> 	<p><b>69 Atlantic Drive Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$360,000</b>            Owner Name: A Hale, S Hale            Category: Unit            Land Use: Semi-Detached/terrace Home/row House</p>	<p>3 2 2 189m<sup>2</sup>  <small>Approx.</small></p> <p><b>Sale Date: 4 Apr 2017</b>            Distance: 1.66km            Zoning: General Residential Zone - Schedule 1</p>
<input checked="" type="checkbox"/> 	<p><b>2/146 Princes Highway Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$355,000</b>            Owner Name: C Shadbolt            Category: Unit: Standard            Land Use: Single Strata Unit/villa Unit/townhouse</p>	<p>3 2 2 219m<sup>2</sup>  <small>Approx.</small></p> <p><b>Sale Date: 24 Mar 2017</b>            Distance: 2.43km            Zoning: General Residential Zone - Schedule 1</p>
<input checked="" type="checkbox"/> 	<p><b>5/146 Princes Highway Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$355,000</b>            Owner Name: D Norley, D Norley            Category: Unit: Standard            Land Use: Strata Unit Or Flat (unspecified)</p>	<p>3 2 2 218m<sup>2</sup>  <small>Approx.</small></p> <p><b>Sale Date: 28 Feb 2017</b>            Distance: 2.39km            Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 17.09.17