

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

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

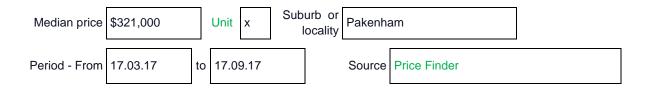
Address Including suburb and 2/27 Silver Gum Drive Pakenham Vic 3810 postcode

Indicative selling price

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

\$328,000 & \$360,000

Median sale price



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. Generated on 17.09.17.



Additional information about comparable sales.

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

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