

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 3/35 Meaby Drive, Pakenham 3810

Indicative selling price

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

\$332,000

&

\$365,000

Median sale price

Median price \$320,000

Unit

x

Suburb Pakenham

Period - From December 16 to June 17

Source Price Finder

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. 10/7 Syme Rd Pakenham | \$357,000 | 26.04.17 |
| 2. 3/12 Anderson Street Pakenham | \$365,000 | 13.04.17 |
| 3. 3/146 Anderson Street Pakenham | \$365,000 | 02.05.17 |

Property data source: [Price Finder](#). Generated on 22nd June 2017.

Additional information about comparable sales.

10/7 SYME RD, PAKENHAM

Distance From Property: 1.5km 🏠 3 🚗 1 🚗 2 🎨



Property Type: Unit
Area: 296 m²
RPD: 10//PS621643

Features:

Sale Price: \$357,000 (Normal Sale)
Sale Date: 26/04/2017 **Days to Sell:** 5 Days
Last Listed Price: UNDER CONTRACT **Chg%:**
First Listed Price: \$320,000 - \$350,000 **Chg%:**

3/12 ANDERSON ST, PAKENHAM

Distance From Property: 1.5km 🏠 3 🚗 2 🚗 2 🎨



Property Type: Unit
Area: 219 m²
RPD: 3//PS602705

Features: HIGHSET, ENSUITE

Sale Price: \$365,000 (Normal Sale)
Sale Date: 13/04/2017 **Days to Sell:** 20 Days
Last Listed Price: PRICE BY NEGOTIATION **Chg%:**
First Listed Price: NEGOTIABLE OVER \$360,000 **Chg%:**

3/146 PRINCES HWY, PAKENHAM

Distance From Property: 1.5km 🏠 3 🚗 2 🚗 2 🎨



Property Type: Unit
Area: 2,231 m²
RPD: 1//TP103307

Features:

Sale Price: \$365,000 (Agents Advice - Sale)
Sale Date: 02/05/2017 **Days to Sell:** 11 Days
Last Listed Price: \$365,000 **Chg%:**
First Listed Price: \$365,000 **Chg%:**

Property data source: [Price Finder](#). Generated on 22nd June 17.