

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 p	rice				

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

\$332,000	&	\$365,000
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Median sale price

Median price	\$320,000		Unit	х	Suburb	Pakenham	
Period - From	December 16	to	June 17		Sourc	e Price Finder	

Comparable property sales

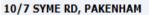
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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.





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

Features:

Distance From Property: 1.5km 🛋 3 📫 1 🖃 2 🤌

Sale Price: \$357,000 (Normal Sale)

Days to Sell: 5 Days

Sale Date: 26/04/2017 Last Listed Price: UNDER CONTRACT Chg%: First Listed Price: \$320,000 - \$350,000 Chg%:

3/12 ANDERSON ST, PAKENHAM



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

Features: HIGHSET, ENSUITE

Distance From Property: 1.5km 🛋 3 🛁 2 🖃 2 🤌

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



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

Features:

Distance From Property: 1.5km 🛋 3 🛁 2 🚾 2 🤌 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.