
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

63 Victory Drive, Pakenham VIC 3810

Indicative selling price

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

\$450,000

&

\$495,000

Median sale price

Median price

\$428,000

 House Unit Suburb

Pakenham

Period - From

01 January 17

 to

31 March 2017

 Source

PriceFinder

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
53 Stringy Bark Circuit, Pakenham VIC 3810	\$495,000	2 May 17
10 Ashford Drive, Pakenham VIC 3810	\$495,000	15 Jul 17
1 Pendula Place, Pakenham VIC 3810	\$495,000	24 Oct 17

Additional information about comparable sales.



53 Stringy Bark Circuit Pakenham VIC 3810

 3  2  4

Sold Price

\$495,000

Sold Date

02-May-17

Distance

0.62km



10 Ashford Drive Pakenham VIC 3810

 3  2  2

Sold Price

\$495,000

Sold Date

15-Jul-17

Distance

0.84km



1 Pendula Place Pakenham VIC 3810

 3  2  2

Sold Price

\$495,000

Sold Date

24-Oct-17

Distance

1.18km