

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 6 Pendula Place, Pakenham Vic 3810

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$528,000

#### Median sale price

Median price \$540,000 House X Unit Suburb Pakenham

Period - From 01/01/2018 to 31/03/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

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	21 Camdolle CI PAKENHAM 3810	\$530,000	10/05/2018
2	6 Camdolle CI PAKENHAM 3810	\$502,000	28/02/2018
3	3 Sienna Way PAKENHAM 3810	\$491,000	04/04/2018

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

6 Pendula Place, Pakenham Vic 3810

Merryn Schmidt  
(03) 9831 3007  
0413 994 597  
merryns@metropros.com.au



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**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$528,000  
**Median House Price**  
March quarter 2018: \$540,000

## Comparable Properties



**21 Camdolle CI PAKENHAM 3810 (REI)**

**Agent Comments**

3   2   2

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 10/05/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 350 sqm approx



**6 Camdolle CI PAKENHAM 3810 (REI)**

**Agent Comments**

3   2   2

**Price:** \$502,000  
**Method:** Private Sale  
**Date:** 28/02/2018  
**Rooms:** 4  
**Property Type:** House



**3 Sienna Way PAKENHAM 3810 (REI)**

**Agent Comments**

3   2   2

**Price:** \$491,000  
**Method:** Private Sale  
**Date:** 04/04/2018  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 364 sqm approx