
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

10 Winneke Way Pakenham 3810

Indicative selling price

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

\$570,000

&

\$627,000

Median sale price

Median price

\$423,500

*House

x

Suburb

Pakenham

Period - From

December 17

to

June 17

Source

REIV propertydata.com.au
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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. 53 Livingstone Blvd Pakenham	\$626,000	11.12.16
2. 39 Mackellar Street, Pakenham	\$600,000	19.12.16
3. 4 Homestead Court Pakenham	\$600,000	21.5.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on May 2017.

Additional information about comparable sales.

	<p>53 Livingstone Boulevard Pakenham, VIC, 3810</p> <p>Sale Price: \$626,000</p> <p>Owner Name: M Cattle, M Cattle</p> <p>Category: House: Standard</p> <p>Land Use: Detached Dwelling</p>	<p>4 2 2 973m² Approx.</p> <p>Sale Date: 11 Dec 2016</p> <p>Distance: 0.53km</p> <p>Zoning: General Residential Zone - Schedule 1</p>
	<p>39 Mackellar Street Pakenham, VIC, 3810</p> <p>Sale Price: \$600,000</p> <p>Owner Name: J Kim, S Yoon</p> <p>Category: House: Standard</p> <p>Land Use: Detached Dwelling</p>	<p>4 2 2 765m² Approx.</p> <p>Sale Date: 19 Dec 2016</p> <p>Distance: 0.64km</p> <p>Zoning: General Residential Zone - Schedule 1</p>
	<p>4 Homestead Court Pakenham, VIC, 3810</p> <p>Sale Price: \$600,000</p> <p>Owner Name: R Tribuzi</p> <p>Category: House</p> <p>Land Use: Detached Dwelling (existing)</p>	<p>5 2 3 955m² Approx.</p> <p>Sale Date: 21 May 2017</p> <p>Distance: 0.85km</p> <p>Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on May 2017.