

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	29 Clearwater Drive, Pakenham Vic 3810
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$460,000	House	X	Unit		Suburb	Pakenham
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

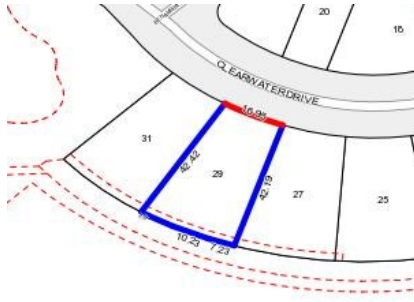
Comparable property sales (*Delete A or B below as applicable)

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		
2		
3		

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 934 sqm approx**Agent Comments**

Huge block with direct access to Lake from rear (private gate), triple balcony, formal entrance from prestigious Clearwater Drive, swimming pool and wet area entertaining room complete with 2nd kitchenette, sheds, veggie patch, and loads of entertaining upstairs and downstairs.

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

June quarter 2017: \$460,000

This property is arguably the BEST in Lakeside Pakenham Estate. There is NOTHING to compare this property to. It is situated on an enormous block of approximately 934m², has a formal front entrance from prestigious Clearwater Drive as well as private rear access to the Lake, a triple balcony stretching the rear of the upstairs area offering up unimpeded views of the Lake itself, a swimming pool and indoor kitchenette/wet area entertaining, 5 bedrooms, 3 bathrooms, and oodles of entertaining areas on both levels. Approx. 12 years old, it has been finished to the highest specifications.

Comparable Properties

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