

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 8 Ramona Ramona Way, Pakenham

Indicative selling price

Price Range \$515,000 - \$565,000

Median sale price

Median Price: \$500,500 House Suburb: Pakenham

Period - From: January 2018 to March 2018

Source: REIV

Comparable property sales

Below are the three properties sold within two kilometers 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.



2 Ramona Way Pakenham

3 Bed 2 Bath 2 Car

Sold \$545,000
Date Sold 06/06/18
Land 620 SqM



15 Sapphire Crescent Pakenham

4 Bed 2 Bath 2 Car

Sold \$560,000
Date Sold 15/02/18
Land 600 SqM



188 Blue Horizons Way Pakenham

3 Bed 1 Bath 1 Car

Sold \$520,000
Date Sold 03/04/18
Land 593 SqM