

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 8 Martin Place, Pakenham Vic 3810

Indicative selling price

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

\$465,000

&

\$511,000

Median sale price

Median price \$500,000

*House

x

*Unit

Suburb Pakenham

Period - From 14.10.17 to 14.01.18

Source Pricefinder.com.au

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. 12 Adam Court, Pakenham	\$510,000	15.07.17
2. 130 Ahern Road, Pakenham	\$505,000	18.07.17
3. 8 Bluegrass Crescent, Pakenham	\$505,000	06.08.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 14.01.18

Additional information about comparable sales.

	<p>12 Adam Court Pakenham, VIC, 3810</p> <p>Sale Price: \$510,000 Owner Name: B Amberber, M Woldecherkos Category: House Land Use: Detached Dwelling</p>	<p>4 2 2 894m² <small>Approx.</small></p> <p>Sale Date: 15 Jul 2017 Distance: 1.64km Zoning: General Residential Zone - Schedule 1</p>
	<p>130 Ahern Road Pakenham, VIC, 3810</p> <p>Sale Price: \$505,000 Owner Name: C Granieri, T Parker Category: House Land Use: Detached Dwelling</p>	<p>4 2 2 715m² <small>Approx.</small></p> <p>Sale Date: 18 Jul 2017 Distance: 0.96km Zoning: General Residential Zone - Schedule 1</p>
	<p>8 Bluegrass Crescent Pakenham, VIC, 3810</p> <p>Sale Price: \$505,000 Owner Name: H Robinson Category: House Land Use: Detached Dwelling</p>	<p>4 2 8 785m² <small>Approx.</small></p> <p>Sale Date: 6 Aug 2017 Distance: 1.39km Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 14.01.18