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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980***

**Property offered for sale**

Address  
Including suburb and  
postcode 1/2 The Entrance, Pakenham VIC 3810

**Indicative selling price**

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

\$500,000

&

\$550,000

**Median sale price**

Median price \$428,000

House

X

Unit

Suburb Pakenham

Period - From 01 January 17 to 31 March 2017

Source PriceFinder

**Comparable property sales**

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
4 Bailey Place, Pakenham VIC 3810	\$550,000	06 Sep 17
12 Belmont Crescent, Pakenham VIC 3810	\$550,000	21 Aug 17
36 Vilella Drive, Pakenham VIC 3810	\$545,000	07 Aug 17

## Additional information about comparable sales.



**4 Bailey Place Pakenham VIC 3810**

Sold Price

**\$550,000**

Sold Date

**06-Sep-17**

 3  2  2

Distance

**1.26km**



**12 Belmont Crescent Pakenham VIC 3810**

Sold Price

**\$550,000**

Sold Date

**21-Aug-17**

 4  2  2

Distance

**1.45km**



**36 Villella Drive Pakenham VIC 3810**

Sold Price

**\$545,000**

Sold Date

**07-Aug-17**

 3  2  2

Distance

**1.14km**