



## STATEMENT OF INFORMATION

Prepared on 24 Feb 2018

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### HOUSE Offered for Sale

7 Nathan Court Pakenham VIC 3810

4 2 2

### Indicative Selling Price

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

Range between \$525,000 & \$565,000

### Median Sale Price

\$470,000 Houses in Pakenham between Feb 2017 - Jan 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**12 Osborn Grove Pakenham VIC 3810**

3 2 1

Sold Price **\$525,000** Sold Date **16-Feb-18**

Distance **0.06km**



**5 Sheffield Close Pakenham VIC 3810**

4 2 2

Sold Price **\$535,000** Sold Date **21-Dec-17**

Distance **1.75km**



**12 Cameron Way Pakenham VIC 3810**

4 2 4

Sold Price **\$555,000** Sold Date **05-Sep-17**

Distance **1.96km**

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