

## 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 Nathan Court, Pakenham Vic 3810
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### Indicative selling price

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

\$590,000
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&

\$649,000
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### Median sale price

Median price

\$465,000
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\*House

x

\*Unit

Suburb

Pakenham
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Period - From

24.04.17
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to

24.10.17
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Source

Price Finder
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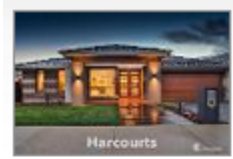


### Comparable property sales

**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. 4 Illawarra Way, Pakenham 3810	\$645,000	27.05.17
2. 16 Abrehart Road, Pakenham 3810	\$640,000	18.08.17
3. 112 Windermere Blvd Pakenham	\$625,000	21.08.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 24.10.17

## Additional information about comparable sales.

	<p><b>16 Abrehart Road Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$640,000</b></p> <p>Owner Name: L Delprete, T Crothers</p> <p>Category: House</p> <p>Land Use: Vacant Residential Dwelling</p> <p>Site/surveyed Lot</p>	<p>4 2 2 560 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 18 Aug 2017</b></p> <p>Distance: 1.55km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>Eq. Building Area: 22.0m2</p>
	<p><b>4 Illawarra Way Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$645,000</b></p> <p>Owner Name: G Avram, M Johnson</p> <p>Category: House: Standard</p> <p>Land Use: Detached Dwelling</p>	<p>4 2 2 907 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 24 May 2017</b></p> <p>Distance: 1.54km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>Eq. Building Area: 263.23m2</p>
	<p><b>112 Windermere Boulevard Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$625,000</b></p> <p>Owner Name: C Handley, T Handley</p> <p>Category: House</p> <p>Land Use: Detached Dwelling (existing)</p>	<p>5 2 2 752 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 21 Aug 2017</b></p> <p>Distance: 1.18km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>Eq. Building Area: 219.0m2</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 24.10.17