



STATEMENT OF INFORMATION

Prepared on 23 May 2017

House Offered for Sale

170 Huxtable Road, Pakenham Upper



Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Sale Price of houses in Pakenham Upper from May 2016—May 2017

\$762,500

Comparable Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property



20 Bayard Drive, Pakenham Upper

Sold Price \$1,070,000



Sold Date 8 April 2016



90 Beaconsfield Emerald Road, Dewhurst

Sold Price \$1,050,000



Sold Date 1st March 2017



2 Yackatoot Road, Beaconsfield Upper

Sold Price \$1,190,000



Sold Date 13 April 2017

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