

## 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 Broadhurst Road, Pakenham Vic 3810

### Indicative selling price

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

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$515,000

\*House

x

\*Unit

Suburb

Pakenham

Period - From

23.02.18

to

23.05.18

Source

Pricefinder.com.au
















### Comparable property sales (\*Delete A or B below as applicable)

**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 7 Riverina Drive, Pakenham	\$398,000	09.01.18
2 20 Bohemia Crescent, Pakenham	\$400,000	19.04.18
3 16 Jennifer Court, Pakenham	\$406,000	07.02.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 23 May 2018.

## Additional information about comparable sales.

<input type="checkbox"/> 	<b>7 Riviera Drive Pakenham, VIC, 3810</b> <b>Sale Price: \$398,000</b> Owner Name: H Naeemi Category: House Land Use: Detached Dwelling	<div>  3  2  1  300m<sup>2</sup> </div> <b>Sale Date: 9 Jan 2018</b> Distance: 1.28km Zoning: General Residential Zone - Schedule 1
<input type="checkbox"/> 	<b>20 Bohemia Crescent Pakenham, VIC, 3810</b> <b>Sale Price: \$400,000</b> Owner Name: R Printz Category: House Land Use: Vacant Residential Dwelling Site/surveyed Lot	<div>  3  2  1  327m<sup>2</sup> </div> <b>Sale Date: 19 Apr 2018</b> Distance: 0.35km Zoning: General Residential Zone - Schedule 1
<input type="checkbox"/> 	<b>16 Jennifer Court Pakenham, VIC, 3810</b> <b>Sale Price: \$406,000</b> Owner Name: M Madi Category: House: One Storey / Lowset Land Use: Detached Dwelling	<div>  3  1  1  427m<sup>2</sup> </div> <b>Sale Date: 7 Feb 2018</b> Distance: 1.72km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 23 April 2018.