
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 99 Eagle Drive, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$500,000

&

\$550,000

Median sale price

Median price \$510,500

*House

x

*Unit

Suburb Pakenham

Period - From 19.09.18

to 19.03.18

Source Pricfinder.com.au


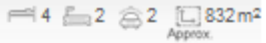

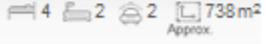

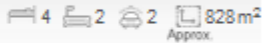
Comparable property sales

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. 28 Ahern Road, Pakenham 3810	\$550,000	02.11.17
2. 4 Mcinnes Court, Pakenham 3810	\$545,000	12.11.17
3. 83 Eagle Drive, Pakenham 3810	\$540,000	30.11.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 19.03.18

Additional information about comparable sales.

	28 Ahern Road Pakenham, VIC, 3810 Sale Price: \$550,000 Owner Name: L Morris Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 2 Nov 2017 Distance: 0.66km Zoning: General Residential Zone - Schedule 1
	83 Eagle Drive Pakenham, VIC, 3810 Sale Price: \$540,000 Owner Name: D Mason Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot	 Sale Date: 30 Nov 2017 Distance: 0.16km Zoning: General Residential Zone - Schedule 1
	4 Mcinnes Court Pakenham, VIC, 3810 Sale Price: \$545,000 Owner Name: C Williamson, L Bull Category: House Land Use: Detached Dwelling	 Sale Date: 12 Nov 2017 Distance: 0.21km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 19.03.18