BarryPlant

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	85 Eagle Drive, Pakenham 3810

Indicative selling price

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

range between	$510,000	&	$561,000

Median sale price

Median price	$505,000	*House	X	*Unit		Suburb	Pakenham, 3810
Period - From	1.12.17	to	1.3.18		Source	Pricefinder.com.au	

Comparable property sales

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
1 183 Eagle Drive, Pakenham 3810	$540,000	30.11.17
2 25 Reidel Avenue, Pakenham 3180	$540,000	10.10.17
3 Sheffeild Close, Pakenham 3810	$535,500	21.12.17

Property data source: REIV propertydata.com.au. Generated on 1.3.18.

Additional information about comparable sales.

83 Eagle Drive Pakenham, VIC, 3810

4 2 2 738 m² Approx.

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: 0.02km
Zoning: General Residential Zone - Schedule 1

25 Reidel Avenue Pakenham, VIC, 3810

4 2 2 570 m² Approx.

Sale Price: $540,000
Owner Name: B Field
Category: House: One Storey / Lowset
Land Use: Detached Dwelling

Sale Date: 10 Oct 2017
Distance: 1.25km
Zoning: General Residential Zone - Schedule 1
Eq. Building Area: 161.0m2

5 Sheffield Close Pakenham, VIC, 3810

4 2 2 650 m² Approx.

Sale Price: $535,000
Owner Name: H Morris, W Morris
Category: House: One Storey / Lowset
Land Use: Detached Dwelling (existing)

Sale Date: 21 Dec 2017
Distance: 0.44km
Zoning: General Residential Zone - Schedule 1

Property data source: REIV propertydata.com.au. Generated on 1.3.18.