

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 11 Robin Court, 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 \$511,000

*House

x

*Unit

Suburb Pakenham

Period - From 11.01.18

to 11.04.18

Source Pricefinder.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	\$550,000	02.11.17
2. 13 Ann Crescent, Pakenham	\$550,000	13.02.18
3. 99 Eagle Drive, Pakenham	\$550,000	05.04.18

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Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 11.04.18

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: 0.17km Zoning: General Residential Zone - Schedule 1
	13 Ann Crescent Pakenham, VIC, 3810 Sale Price: \$550,000 Owner Name: F Scarborough, J Scarborough Category: House Land Use: Detached Dwelling (existing)	 Sale Date: 13 Feb 2018 Distance: 1.55km Zoning: General Residential Zone - Schedule 1
	99 Eagle Drive Pakenham, VIC, 3810 Sale Price: \$550,000 Owner Name: K Dempster, P Dempster Category: House Land Use: Vacant Residential Dwelling	 Sale Date: 5 Apr 2018 Distance: 0.55km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 11.04.18