
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

5 Eagle Drive, Pakenham Vic 3810

Indicative selling price

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

\$500,000

&

\$540,000

Median sale price

Median price

\$530,000

*House

x

*Unit

Suburb

Pakenham

Period - From

16.05.18

to

16.08.18

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. 4 Inverness Close, Pakenham Vic 3810	\$530,000	28.02.18
2. 8 Martin Place, Pakenham Vic 3810	\$531,650	10.04.18
3. 1 Jacobs Court, Pakenham Vic 3810	\$535,000	06.06.18

Property data source: REIV propertydata.com.au. Generated on 16 August 2018.

Additional information about comparable sales.

	4 Inverness Close Pakenham, VIC, 3810 Sale Price: \$530,000 Owner Name: D Harvey, K Bryant Category: House: Standard Land Use: Detached Dwelling	3 2 1 676m ² Approx. Sale Date: 28 Feb 2018 Distance: 0.49km Zoning: General Residential Zone - Schedule 1
	8 Martin Place Pakenham, VIC, 3810 Sale Price: \$531,650 Owner Name: E Lay Category: House: Standard Land Use: Detached Dwelling	4 2 1 1,065m ² Approx. Sale Date: 10 Apr 2018 Distance: 0.67km Zoning: General Residential Zone - Schedule 1
	1 Jacobs Court Pakenham, VIC, 3810 Sale Price: \$535,000 Owner Name: N Campbell, T Campbell Category: House Land Use: Detached Dwelling	4 2 2 804m ² Approx. Sale Date: 6 Jun 2018 Distance: 0.57km Zoning: General Residential Zone - Schedule 1

Property data source: REIV propertydata.com.au. Generated on 16 August 2018.