



STATEMENT OF INFORMATION

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House Offered for Sale

8 Baltaser Drive Pakenham VIC 3810

 3  2  0

Indicative Selling Price

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

Range between \$440,000 & \$484,000

Median Sale Price

\$407,000 Houses in Pakenham between Jun 2016 - May 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



45 Eagle Drive Pakenham VIC 3810 Sold Price **\$465,000** Sold Date **08-May-17**
 3  2  2 Distance **1.73km**



47 Ahern Road Pakenham VIC 3810 Sold Price **\$452,000** Sold Date **24-Jan-17**
 3  2  4 Distance **1.16km**



10 Martin Place Pakenham VIC 3810 Sold Price **\$450,000** Sold Date **11-Feb-17**
 3  2  1 Distance **0.79km**

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