
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

8 Justin Place, 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

\$510,000

*House

x

*Unit

Suburb

Pakenham

Period - From

30.12.17

to

30.03.18

Source

Pricfinder.com.au
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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. 11 Penarie Place, Pakenham	\$550,000	11.10.17
2. 20 Pomegranate Way, Pakenham	\$545,000	15.10.17
3. 25 Reidel Avenue, Pakenham	\$540,000	10.10.17

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 30.03.18

Additional information about comparable sales.

	<p>11 Penarie Place Pakenham, VIC, 3810 3 2 4 569m² Approx.</p> <p>Sale Price: \$550,000 Sale Date: 11 Oct 2017 Owner Name: Zero Vu Pty Ltd Distance: 1.05km Category: House Zoning: General Residential Zone - Schedule 1 Land Use: Detached Dwelling Eq. Building Area: 18.0m²</p>
	<p>20 Pomegranate Way Pakenham, VIC, 3810 3 2 2 558m² Approx.</p> <p>Sale Price: \$545,000 Sale Date: 15 Oct 2017 Owner Name: J Johnson, S Johnson Distance: 1.03km Category: House: Standard Zoning: General Residential Zone - Schedule 1 Land Use: Detached Dwelling Eq. Building Area: 214.0m²</p>
	<p>25 Reidel Avenue Pakenham, VIC, 3810 4 2 2 570m² Approx.</p> <p>Sale Price: \$540,000 Sale Date: 10 Oct 2017 Owner Name: B Field Distance: 1.60km Category: House: One Storey / Lowset Zoning: General Residential Zone - Schedule 1 Land Use: Detached Dwelling Eq. Building Area: 161.0m²</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 30.03.18