

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

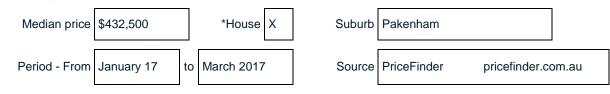
Address Including suburb and 10 Honeyeater Way, Pakenham postcode

Indicative selling price

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

\$470,000 & \$517,000

Median sale price



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. 36 Storey Drive, Pakenham	\$502,500	28/01/2017
2. 7 Kingfisher Court, Pakenham	\$515,000	23/02/2017
3. 13 Webster Way, Pakenham	\$515,124	08/06/2017

Property data source: CoreLogic rpdata.com Generated on 13 June 2017.



Additional information about comparable sales.

-	7 Kingfisher Court Pakenham VIC 3810				
	Sold Price:	\$515,000	3 2	4 665m ²	
	Sold Date:	23 Feb 2017			
Sit Colmational	Category:	House	Distance:	0.03km	
	Lot Plan:	339/PS514351 PAKENHAM VIC			
1					
	36 Storey D	rive Pakenham VIC 3810			
	Sold Price:	\$502,500	4 2	2 547m ²	
COLUMN TO THE REAL PROPERTY AND	Sold Date:	28 Jan 2017			
BarryPlant	Category:	House: Standard	Distance:	0.31km	
	Lot Plan:	460/PS518766 PAKENHAM VIC			
R BarryPlan	13 Webster Way Pakenham VIC 3810				
	Sold Price:	\$515,124	4 2	2 700m ²	
190	Sold Date:	8 Jun 2017			
300	Category:	House: One Storey / Lowset	Distance:	0.81km	
	Lot Plan:	919/PS622755 PAKENHAM VIC			

Property data source: CoreLogic rpdata.com Generated on 13 June 2017.