
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

10 Honeyeater Way, Pakenham

Indicative selling price

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

\$470,000

&

\$517,000

Median sale price

Median price

\$432,500

*House

X

Suburb

Pakenham

Period - From

January 17

to

March 2017

Source

PriceFinder

pricefinder.com.au
















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 Sold Date: 23 Feb 2017 Category: House Lot Plan: 339/PS514351 PAKENHAM VIC	<div>  3  2  4  Approx. 665m² </div> Distance: 0.03km
	36 Storey Drive Pakenham VIC 3810 Sold Price: \$502,500 Sold Date: 28 Jan 2017 Category: House: Standard Lot Plan: 460/PS518766 PAKENHAM VIC	<div>  4  2  2  Approx. 547m² </div> Distance: 0.31km
	13 Webster Way Pakenham VIC 3810 Sold Price: \$515,124 Sold Date: 8 Jun 2017 Category: House: One Storey / Lowset Lot Plan: 919/PS622755 PAKENHAM VIC	<div>  4  2  2  Approx. 700m² </div> Distance: 0.81km