

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

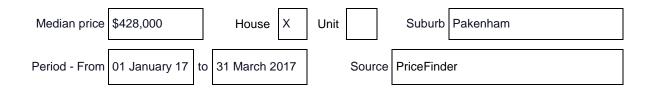
and 24 Grand Central Boulevard, Pakenham VIC 3810

Indicative selling price

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

\$410,000 & \$451,000

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
86 Webster Way, Pakenham VIC 3810	\$445,000	14 Jun 17
14 Beech Street, Pakenham VIC 3810	\$445,100	30 Jun 17
46 Webster Way, Pakenham VIC 3810	\$450,000	10 Jan 17

Property data source: rpp.rpdata.com. Generated on 10 Jul 2017.



Additional information about comparable sales.



 86 Webster Way Pakenham VIC
 Sold Price
 \$445,000
 Sold Date
 14-Jun-17

 3810
 3
 3
 2
 2
 Distance
 1.55km

 14 Beech Street Pakenham VIC 3810
 Sold Price
 \$445,100
 Sold Date
 30-Jun-17

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 4
 2
 2
 1.92km



46 Webster Way Pakenham VIC 3810		Sold Price	\$450,000	Sold Date	10-Jan-17	
	۵ 🗁	్ల 2			Distance	1.71km

Property data source: rpp.rpdata.com. Generated on 23 June 2017.