



STATEMENT OF INFORMATION

Prepared on 15th August 2017

House Offered for Sale

315 Army Road Pakenham



Indicative Selling Price

\$700,000—\$740,000

Median Sale Price of land in Pakenham from July 2016—July 2017

\$431,000

Comparable Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 6 months that the estate agent or agent’s representative considers to be the most comparable to the property



375 Mt Eirene Rd Gembrook

Sold Price \$722,000



Sold Date 19th May 2017



25 Ryan Road Pakenham

Sold Price \$880,000



Sold Date 24th Jan 2017



300 Morrison Road Pakenham Upper

Sold Price \$830,000



Sold Date 3rd August 2017

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