

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 7 Justin Place, Pakenham Vic 3810

Indicative selling price

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

\$455,000

&

\$500,000

Median sale price

Median price \$425,000

*House x

Suburb Pakenham

Period - From 29.12.16 to 29.06.17

Source Price Finder




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. 2 Tambo Court Pakenham	\$495,000	24.03.17
2. 63 Howey Road Pakenham	\$494,000	15.05.17
3. 99 Melissa Way Pakenham	\$493,000	05.05.17

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 29.06.17

Additional information about comparable sales.

	<p>63 Howey Road Pakenham, VIC, 3810</p> <p>Sale Price: \$494,000</p> <p>Distance: 0.63km Zoning: General Residential Zone - Schedule 1</p>	<p>4 2 2 743 m² Approx.</p> <p>Sale Date: 15 May 2017</p> <p>Category: House: One Storey / Lowset Land Use:</p>
	<p>99 Melissa Way Pakenham, VIC, 3810</p> <p>Sale Price: \$493,000</p> <p>Owner Name: D Perera, R Perera Category: House: One Storey / Lowset Land Use: Vacant Residential Dwelling Site/surveyed Lot</p>	<p>4 2 2 471 m² Approx.</p> <p>Sale Date: 5 May 2017</p> <p>Distance: 1.00km Zoning: General Residential Zone - Schedule 1</p>
	<p>2 Tambo Court Pakenham, VIC, 3810</p> <p>Sale Price: \$495,000</p> <p>Owner Name: A Pennington, T Shehade Category: House: One Storey / Lowset</p>	<p>4 2 2 714 m² Approx.</p> <p>Sale Date: 24 Mar 2017</p> <p>Distance: 1.76km Zoning: Comprehensive Development Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 29.06.17