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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 792 sqm  
Agent Comments

**Indicative Selling Price**  
\$0 - \$0  
**Median House Price**  
March quarter 2017: \$450,000

## Comparable Properties



3/184 Princes Hwy PAKENHAM 3810 (REI)

Agent Comments

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**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 14/02/2017  
**Rooms:** -  
**Property Type:** Unit

72 Princes Hwy PAKENHAM 3810 (VG)

Agent Comments

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**Price:** \$330,000  
**Method:** Sale  
**Date:** 17/12/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 606 sqm

1/3 Princes Hwy PAKENHAM 3810 (VG)

Agent Comments

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**Price:** \$317,000  
**Method:** Sale  
**Date:** 10/12/2016  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

34 Princes Highway, Pakenham Vic 3810

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$0

&

\$0

#### Median sale price

Median price

\$450,000

House

X

Suburb

Pakenham

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/184 Princes Hwy PAKENHAM 3810	\$370,000	14/02/2017
72 Princes Hwy PAKENHAM 3810	\$330,000	17/12/2016
1/3 Princes Hwy PAKENHAM 3810	\$317,000	10/12/2016