

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

4 MCMASTER COURT, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range: 450,000 to 490,000

Median sale price

Median price

\$495,000

House

☒

Unit

☐

Suburb

PAKENHAM

Period

01 April 2017 to 31 March 2018

Source

 pricefinder

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
16 MCMASTER CRT, PAKENHAM, VIC 3810	*\$477,000	31/05/2018
2 FUNSTON CRT, PAKENHAM, VIC 3810	*\$500,000	01/05/2018
45 SMETHURST AVE, PAKENHAM, VIC 3810	\$470,000	18/01/2018