

STATEMENT OF INFORMATION

16 NEWBURY STREET, PAKENHAM, VIC 3810

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 NEWBURY STREET, PAKENHAM, VIC

 3  2  1

Indicative Selling Price

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

Price Range: \$469k to \$499K

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$450,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



3/64 AHERN RD, PAKENHAM, VIC 3810

 3  2  1

Sale Price

***\$470,000**

Sale Date: 09/11/2017

Distance from Property: 1.7km



2 ATKINS RD, PAKENHAM, VIC 3810

 3  2  1

Sale Price

***\$420,000**

Sale Date: 10/10/2017

Distance from Property: 757m



17 ASCOT PARK DR, PAKENHAM, VIC 3810

 3  2  1

Sale Price

\$418,000

Sale Date: 23/06/2017

Distance from Property: 67m



This report has been compiled on 22/11/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

16 NEWBURY STREET, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

\$469k to \$499K

Median sale price

Median price

\$450,000

House

X

Unit

Suburb

PAKENHAM

Period

01 October 2016 to 30 September 2017

Source



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
3/64 AHERN RD, PAKENHAM, VIC 3810	*\$470,000	09/11/2017
2 ATKINS RD, PAKENHAM, VIC 3810	*\$420,000	10/10/2017
17 ASCOT PARK DR, PAKENHAM, VIC 3810	\$418,000	23/06/2017