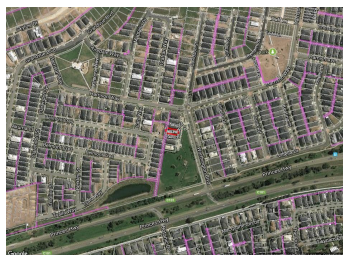


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 WEBB COURT, PAKENHAM, VIC 3810

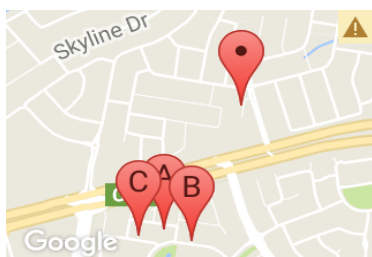
3 bedrooms, 2 bathrooms, 2 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$550,000 to \$590,000**

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$480,000

01 July 2017 to 30 September 2017

Provided by: **pricefinder**

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 PAXTON LINK, PAKENHAM, VIC 3810

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

***\$560,000**

Sale Date: 11/11/2017

Distance from Property: 508m



18 EVERLY CCT, PAKENHAM, VIC 3810

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

***\$560,000**

Sale Date: 10/11/2017

Distance from Property: 507m



12 SARTON LINK, PAKENHAM, VIC 3810

3 bedrooms, 2 bathrooms, 1 car

Sale Price

Price Withheld

Sale Date: 05/10/2017

Distance from Property: 572m



This report has been compiled on 04/12/2017 by Alex Scott Pakenham. 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

5 WEBB COURT, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

\$550,000 to \$590,000

Median sale price

Median price

\$480,000

House

X

Unit


Suburb

PAKENHAM

Period

01 July 2017 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 PAXTON LINK, PAKENHAM, VIC 3810	*\$560,000	11/11/2017
18 EVERLY CCT, PAKENHAM, VIC 3810	*\$560,000	10/11/2017
12 SARTON LINK, PAKENHAM, VIC 3810	Price Withheld	05/10/2017