



Brad Townsend

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

51 Sandalwood Drive Pakenham VIC 3810

3 2 2

Indicative Selling Price

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

Range between \$445,000 & \$485,000

Median Sale Price

\$372,375 Units in Pakenham between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



33 Webster Way Pakenham VIC 3810

3 1 1

Sold Price **\$420,000** Sold Date **11-Apr-18**

Distance **0.52km**



4/40-42 John Street Pakenham VIC 3810

3 2 2

Sold Price **\$450,000** Sold Date **06-Jun-18**

Distance **1.03km**



26B King Street Pakenham VIC 3810

3 2 2

Sold Price **\$470,000** Sold Date **04-Jul-18**

Distance **1.15km**

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