

## 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

1 Sir Phillip Court, 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 \$395,000

&amp;

\$434,500

## Median sale price

Median price \$522,250

House

X

Unit

Suburb

Pakenham

Period - From 01/07/2017

to

30/06/2018

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

~~A\* 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 |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

1 Sir Phillip Court, Pakenham Vic 3810

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**Indicative Selling Price**

\$395,000 - \$434,500

**Median House Price**

Year ending June 2018: \$522,250



 3  1  2-3

**Rooms:**

**Property Type:** House

**Land Size:** 535 sqm approx

**Agent Comments**

## Comparable Properties



**46a King St PAKENHAM 3810 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$417,000

**Method:** Private Sale

**Date:** 13/06/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 375 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.