

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

70 Bluehills Boulevard, Pakenham VIC 3810

Indicative selling price

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

\$465,000

&

\$510,000

Median sale price

Median price

515,000

House

X

Suburb

PAKENHAM VIC 3810

Period - From

January 2018

to

March 2018

Source

PriceFinder.com.au

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
29 Warbler Street, Pakenham VIC 3810	\$505,000	14/03/2018
14 Greendale Blvd, Pakenham VIC 3810	\$505,000	14/02/2018
10 McGarvie Crescent, Pakenham VIC 3810	\$510,000	26/03/2018

Property data source: PRICEFINDER pricefinder.com.au. Generated on 02.05.2018

Additional information about comparable sales.



29 WARBLER ST, PAKENHAM, VIC 3810

 3  2  1

Sale Price

***\$505,000**

Sale Date: 14/03/2018

Distance from Property: 1.3km



14 GREENDALE BVD, PAKENHAM, VIC 3810

 3  2  2

Sale Price

\$505,000

Sale Date: 14/02/2018

Distance from Property: 1.5km



10 MCGARVIE CRES, PAKENHAM, VIC 3810

 3  2  2

Sale Price

****\$510,000**

Sale Date: 26/03/2018

Distance from Property: 964m



Property data source: [PRICEFINDER pricefinder.com.au](https://www.pricefinder.com.au). Generated on 02.05.2018