

## 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

87 Caversham Drive, 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 \$495,000

&amp;

\$544,500

**Median sale price**

Median price \$520,000

House

X

Unit

Suburb Pakenham

Period - From 01/10/2017

to

31/12/2017

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	18 Naomi St PAKENHAM 3810	\$581,000	15/02/2018
2	1 Spinebill Ct PAKENHAM 3810	\$500,000	23/03/2018
3	17 Harold St OFFICER 3809	\$485,500	13/04/2018

**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.

87 Caversham Drive, Pakenham Vic 3810

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3-4 2 2-3

**Rooms:**  
**Property Type:** House  
**Land Size:** 333 Approx sqm  
approx  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$544,500  
**Median House Price**  
December quarter 2017: \$520,000

## Comparable Properties



**18 Naomi St PAKENHAM 3810 (REI)**

**Agent Comments**

3 2 2

**Price:** \$581,000  
**Method:** Private Sale  
**Date:** 15/02/2018  
**Rooms:** -  
**Property Type:** House (Res)



**1 Spinebill Ct PAKENHAM 3810 (REI)**

**Agent Comments**

3 2 2

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 23/03/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 338 sqm approx



**17 Harold St OFFICER 3809 (REI)**

**Agent Comments**

3 2 2

**Price:** \$485,500  
**Method:** Private Sale  
**Date:** 13/04/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 206 sqm approx