

# STATEMENT OF INFORMATION

29 EVERLY CIRCUIT, PAKENHAM, VIC 3810

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**29 EVERLY CIRCUIT, PAKENHAM, VIC**

 4  2  2

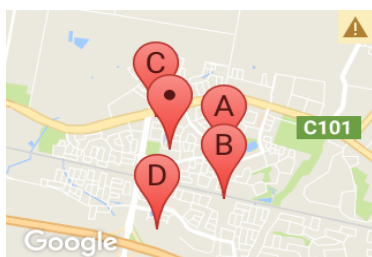
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:**

Provided by: Madhawa Hewawasam, Wise Group

## MEDIAN SALE PRICE



**PAKENHAM, VIC, 3810**

**Suburb Median Sale Price (House)**

**\$440,000**

01 October 2016 to 30 September 2017

Provided by: 

## 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.



**26 IBIS CL, PAKENHAM, VIC 3810**

 4  2  2

**Sale Price**

**\*\$600,000**

Sale Date: 08/08/2017

Distance from Property: 721m



**24 ISABEL ST, PAKENHAM, VIC 3810**

 4  2  2

**Sale Price**

**\*\$556,780**

Sale Date: 06/07/2017

Distance from Property: 996m



**8 PERRY CRT, PAKENHAM, VIC 3810**

 4  2  2

**Sale Price**

**\$540,000**

Sale Date: 25/05/2017

Distance from Property: 498m



This report has been compiled on 06/10/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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36 CAVERSHAM DR, PAKENHAM, VIC 3810

 3  2  2

Sale Price

**\*\$565,000**

Sale Date: 22/06/2017

Distance from Property: 1.2km



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

29 EVERLY CIRCUIT, PAKENHAM, VIC 3810

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

Median sale price

Median price

\$440,000

House

X

Unit


Suburb

PAKENHAM

Period

01 October 2016 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
26 IBIS CL, PAKENHAM, VIC 3810	*\$600,000	08/08/2017
24 ISABEL ST, PAKENHAM, VIC 3810	*\$556,780	06/07/2017
8 PERRY CRT, PAKENHAM, VIC 3810	\$540,000	25/05/2017
36 CAVERSHAM DR, PAKENHAM, VIC 3810	*\$565,000	22/06/2017