

STATEMENT OF INFORMATION

27 NEWBURY STREET, PAKENHAM, VIC 3810

PREPARED BY SHAN DIAS, WISE GROUP, PHONE: 0416 891 662

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 NEWBURY STREET, PAKENHAM, VIC

 **3**  **2**  **1**

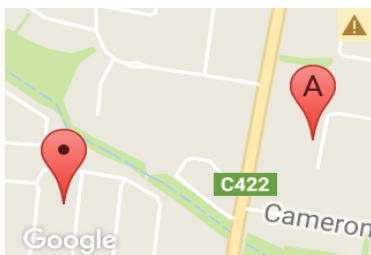
Indicative Selling Price

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

Price Range: **\$469,000 to \$499,000**

Provided by: Shan Dias, Wise Group

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$450,000

01 October 2016 to 30 September 2017

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



20 LORRAINE CRT, PAKENHAM, VIC 3810

 **3**  **2**  **1**

Sale Price

\$480,000

Sale Date: 25/07/2017

Distance from Property: 421m



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

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Indicative selling price

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Price Range:

\$469,000 to \$499,000

Median sale price

Median price

\$450,000

House

X

Unit

Suburb

PAKENHAM

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

20 LORRAINE CRT, PAKENHAM, VIC 3810

\$480,000

25/07/2017