

Brendan Langley

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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

1 Irving Road Pakenham VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

*House

X

*Unit

Suburb

Pakenham

Period-from

01 Oct 2017

to

30 Sep 2018

Source

Corelogic

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

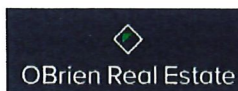
4 Versace Court Pakenham VIC 3810	\$450,000	21-May-18
17 Caitlin Drive Pakenham VIC 3810	\$450,000	05-Oct-18
2 Holt Place Pakenham VIC 3810	\$500,000	19-Apr-18

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.

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4 Versace Court Pakenham VIC 3810

Sold Price

\$450,000

Sold Date 21-May-18

3
 2
 1

Distance 0.52km



17 Caitlin Drive Pakenham VIC 3810 Sold Price

Sold Date 05-Oct-18

3
 2
 1

Distance 0.81km



2 Holt Place Pakenham VIC 3810

Sold Price

\$500,000

Sold Date 19-Apr-18

3
 2
 1

Distance 1.71km

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