

## 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

3 Glenvista Road, 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 \$420,000

&

\$462,000

#### Median sale price

Median price \$460,000

House

X

Unit

Suburb Pakenham

Period - From 01/04/2017

to 30/06/2017

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	3 Macadamia St PAKENHAM 3810	\$467,000	14/09/2017
2	13 Young St PAKENHAM 3810	\$437,000	06/07/2017
3	11 Acre Ct PAKENHAM 3810	\$420,000	21/06/2017

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.~~

3 Glenvista Road, Pakenham Vic 3810

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4 2 2

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$420,000 - \$462,000  
**Median House Price**  
June quarter 2017: \$460,000

## Comparable Properties



**3 Macadamia St PAKENHAM 3810 (REI)**

**Agent Comments**

4 2 2

**Price:** \$467,000  
**Method:** Private Sale  
**Date:** 14/09/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 449 sqm approx



**13 Young St PAKENHAM 3810 (REI)**

**Agent Comments**

4 2 2

**Price:** \$437,000  
**Method:** Private Sale  
**Date:** 06/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 413 sqm approx



**11 Acre Ct PAKENHAM 3810 (REI)**

**Agent Comments**

4 2 2

**Price:** \$420,000  
**Method:** Auction Sale  
**Date:** 21/06/2017  
**Rooms:** 5  
**Property Type:** House (Res)