

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**118 HENRY ROAD, PAKENHAM, VIC 3810**

4 2 2

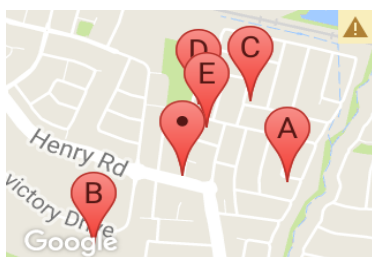
### Indicative Selling Price

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

**Price Range: \$460,000 to \$485,000**

Provided by: Matt Koster, Alex Scott Pakenham

## MEDIAN SALE PRICE



**PAKENHAM, VIC, 3810**

Suburb Median Sale Price (House)

**\$470,000**

01 July 2017 to 30 September 2017

Provided by: pricefinder

## 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.



**22 CELEBRATION CCT, PAKENHAM, VIC**

3 2 2

Sale Price

**\$435,000**

Sale Date: 11/03/2017

Distance from Property: 344m



**9 PLOVER ST, PAKENHAM, VIC 3810**

4 2 2

Sale Price

**\$445,950**

Sale Date: 19/02/2017

Distance from Property: 385m



**11 WARBLER ST, PAKENHAM, VIC 3810**

4 2 2

Sale Price

**\$460,000**

Sale Date: 10/05/2017

Distance from Property: 345m



This report has been compiled on 02/10/2017 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**6 UNICORN ST, PAKENHAM, VIC 3810**

4 2 2

Sale Price

**\$460,000**

Sale Date: 11/04/2017

Distance from Property: 260m

**37 VICTORY DR, PAKENHAM, VIC 3810**

4 2 2

Sale Price

**\$492,000**

Sale Date: 21/03/2017

Distance from Property: 191m



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

118 HENRY 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)

Price Range:

\$460,000 to \$485,000

Median sale price

Median price

\$470,000

House

X

Unit


Suburb

PAKENHAM

Period

01 July 2017 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
22 CELEBRATION CCT, PAKENHAM, VIC 3810	\$435,000	11/03/2017
9 PLOVER ST, PAKENHAM, VIC 3810	\$445,950	19/02/2017
11 WARBLER ST, PAKENHAM, VIC 3810	\$460,000	10/05/2017
6 UNICORN ST, PAKENHAM, VIC 3810	\$460,000	11/04/2017

37 VICTORY DR, PAKENHAM, VIC 3810	\$492,000	21/03/2017
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