

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



707 GEMBROOK ROAD, PAKENHAM

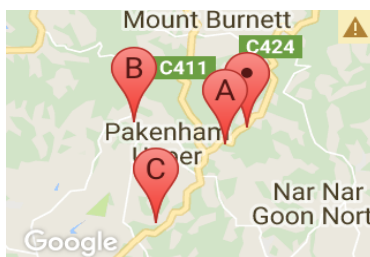
4 beds 2 baths 2 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$900,000 to \$970,000**

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



PAKENHAM UPPER, VIC, 3810

Suburb Median Sale Price (House)

\$900,000

01 April 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.



815 GEMBROOK RD, PAKENHAM UPPER,

3 beds 2 baths 2 cars

Sale Price

\$950,000

Sale Date: 26/04/2017

Distance from Property: 742m



237 BOURKES CREEK RD, PAKENHAM

3 beds 2 baths 2 cars

Sale Price

\$710,000

Sale Date: 20/04/2017

Distance from Property: 2.9km



85 OLD GEMBROOK RD, PAKENHAM

3 beds 4 baths 9 cars

Sale Price

\$1,000,000

Sale Date: 19/04/2017

Distance from Property: 3.6km



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

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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

707 GEMBROOK ROAD, PAKENHAM UPPER, VIC 3810

Indicative selling price

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

Price Range:

\$900,000 to \$970,000

Median sale price

Median price

\$900,000

House

Unit


Suburb

PAKENHAM UPPER

Period

01 April 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
815 GEMBROOK RD, PAKENHAM UPPER, VIC 3810	\$950,000	26/04/2017
237 BOURKES CREEK RD, PAKENHAM UPPER, VIC 3810	\$710,000	20/04/2017
85 OLD GEMBROOK RD, PAKENHAM UPPER, VIC 3810	\$1,000,000	19/04/2017