

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

40 Glenvista Road, Pakenham Vic 3810

Indicative selling price

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

Range between \$420,000

&

\$450,000

Median sale price

Median price \$540,000

House

X

Unit

Suburb Pakenham

Period - From 01/01/2018

to 31/03/2018

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	16 Glenvista Rd PAKENHAM 3810	\$450,000	27/12/2017
2	36 Melissa Way PAKENHAM 3810	\$446,000	22/12/2017
3	4 Jason La PAKENHAM 3810	\$445,000	14/04/2018

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.~~

40 Glenvista Road, Pakenham Vic 3810

LITTLE
REAL ESTATE

Eric Lim
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Indicative Selling Price
\$420,000 - \$450,000
Median House Price
March quarter 2018: \$540,000



Rooms:
Property Type: Land
Agent Comments

Comparable Properties

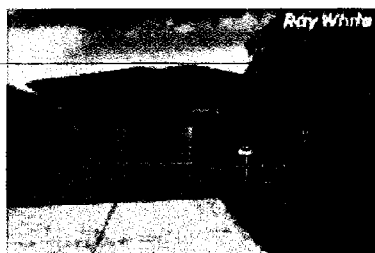


16 Glenvista Rd PAKENHAM 3810 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 27/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 317 sqm approx

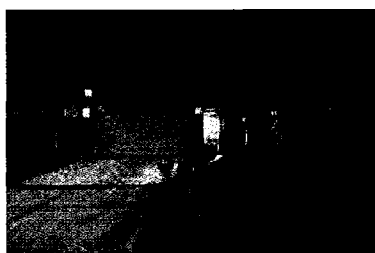


36 Melissa Way PAKENHAM 3810 (REI/VG)

Agent Comments



Price: \$446,000
Method: Private Sale
Date: 22/12/2017
Rooms: 4
Property Type: House
Land Size: 366 sqm approx



4 Jason La PAKENHAM 3810 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 14/04/2018
Rooms: 6
Property Type: House
Land Size: 329 sqm approx