



STATEMENT OF INFORMATION

28 CHERRY BLOSSOM CHASE, PAKENHAM, VIC 3810

PREPARED BY JACOB KOSTER, ALEX SCOTT PAKENHAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 CHERRY BLOSSOM CHASE,

3 2 2

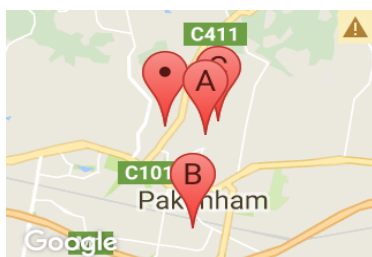
Indicative Selling Price

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

Price Range: \$460,000 to \$500,000

Provided by: Jacob Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$470,000

01 January 2017 to 31 December 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.



133 AHERN RD, PAKENHAM, VIC 3810

3 2 2

Sale Price

***\$520,000**

Sale Date: 19/01/2018

Distance from Property: 1.1 km



15 THOMAS ST, PAKENHAM, VIC 3810

3 2 1

Sale Price

***\$545,000**

Sale Date: 09/01/2018

Distance from Property: 3 km



8 SACHA DR, PAKENHAM, VIC 3810

3 2 2

Sale Price

***\$500,000**

Sale Date: 05/01/2018

Distance from Property: 1.4 km



This report has been compiled on 06/02/2018 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2018 - 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

28 CHERRY BLOSSOM CHASE, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

\$460,000 to \$500,000

Median sale price

Median price

\$470,000

House

X

Unit

Suburb

PAKENHAM

Period

01 January 2017 to 31 December 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
133 AHERN RD, PAKENHAM, VIC 3810	*\$520,000	19/01/2018
15 THOMAS ST, PAKENHAM, VIC 3810	*\$545,000	09/01/2018
8 SACHA DR, PAKENHAM, VIC 3810	*\$500,000	05/01/2018