
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

39 Maria Crescent, Pakenham VIC 3810

Indicative selling price

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

\$490,000

&

\$530,000

Median sale price

Median price

\$515,000

House

X

Unit

Suburb

Pakenham

Period - From

April 18

to

June 18

Source

PRICEFINDER pricfinder.com.au
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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
1. 2 Holt Place, Pakenham VIC 3810	\$500,000	04.05.2018
2. 4 Acre Courtt, Pakenham VIC 3810	\$525,000	18.04.2018
3. 34 Grevillea Place Pakenham VIC 3810	\$530,000	06.04.2018

Property data source: pricfinder.com.au. Generated on 16th May 2018

Additional information about comparable sales.



10 VAUGHAN CRT, PAKENHAM, VIC 3810

 3  2  7

Sale Price

\$560,000

Sale Date: 30/01/2018

Distance from Property: 2km



15 THOMAS ST, PAKENHAM, VIC 3810

 3  2  1

Sale Price

\$545,000

Sale Date: 21/12/2017

Distance from Property: 1.3km



7 CERRETO MEWS, PAKENHAM, VIC 3810

 3  2  2

Sale Price

***\$530,000**

Sale Date: 22/04/2018

Distance from Property: 1.7km



Property data source: pricefinder.com.au. Generated on 8th May 2018