

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**18 BARWON DRIVE, PAKENHAM, VIC 3810**  3  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$400,000 to \$420,000**

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$449,000

01 April 2017 to 30 June 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.

**24 PAPERBARK DR, PAKENHAM, VIC 3810**  3  1  1

Sale Price

\$410,000

Sale Date: 17/03/2017

Distance from Property: 311m

**12 WONBOYN CL, PAKENHAM, VIC 3810**  3  1  2

Sale Price

\$400,000

Sale Date: 04/02/2017

Distance from Property: 157m

**21 EGRET WAY, PAKENHAM, VIC 3810**  3  2  2

Sale Price

\$410,000

Sale Date: 25/01/2017

Distance from Property: 320m

This report has been compiled on 02/08/2017 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

18 BARWON DRIVE, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

\$400,000 to \$420,000

Median sale price

Median price

\$449,000

House

X

Unit

Suburb

PAKENHAM

Period

01 April 2017 to 30 June 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
24 PAPERBARK DR, PAKENHAM, VIC 3810	\$410,000	17/03/2017
12 WONBOYN CL, PAKENHAM, VIC 3810	\$400,000	04/02/2017
21 EGRET WAY, PAKENHAM, VIC 3810	\$410,000	25/01/2017