

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 BARWON DRIVE, PAKENHAM, VIC 3810 🕮 3 🕒 1







Indicative Selling Price

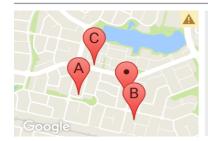
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$410,000

Sale Date: 17/03/2017

Distance from Property: 311m

















Sale Price

\$400,000

Sale Date: 04/02/2017

Distance from Property: 157m





21 EGRET WAY, PAKENHAM, VIC 3810







Sale Price

\$410,000

Sale Date: 25/01/2017

Distance from Property: 320m



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
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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	Unit	Suburb	PAKENHAM
Period	01 April 2017 to 30 June 2017		Source	p	ricefinder

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

