
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

46a King Street, Pakenham VIC 3810

Indicative selling price

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

or range between

\$390,000	&	\$429,000
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Median sale price

Median price

\$515,000	House	<input checked="" type="checkbox"/>	Suburb	PAKENHAM VIC 3810
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Period - From

January 2018	to	March 2018	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 Sherriff Rise, Pakenham VIC 3810	\$421,000	18/04/2018
2. 10 Belvedere Drive, Pakenham VIC 3810	\$400,000	19/03/2018
3. 7 Lauren Square, Pakenham VIC 3810	\$421,000	05/02/2018

Property data source: PRICEFINDER pricfinder.com.au. Generated on 24 May 2018

Additional information about comparable sales.



2 SHERRIFF RISE, PAKENHAM, VIC 3810

 3  1  1

Sale Price

***\$421,000**

Sale Date: 18/04/2018

Distance from Property: 530m



10 BELVEDERE DR, PAKENHAM, VIC 3810

 3  1  1

Sale Price

\$400,000

Sale Date: 19/03/2018

Distance from Property: 1.3km



7 LAUREN SQ, PAKENHAM, VIC 3810

 3  1  2

Sale Price

\$421,000

Sale Date: 05/02/2018

Distance from Property: 510m



Property data source: PRICEFINDER pricefinder.com.au. Generated on 24 May 2018