

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2/76-78 Murphy Road, Pakenham Vic 3810

Indicative selling price

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

Range between \$340,000 & \$374,000

Median sale price

Median price \$345,000 House Unit X Suburb Pakenham

Period - From 01/07/2017 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	2/6 Osborn Gr PAKENHAM 3810	\$360,000	19/12/2017
2	9/19 Eagle Dr PAKENHAM 3810	\$350,000	05/01/2018
3	5/54-58 Pommel St PAKENHAM 3810	\$350,000	20/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

2/76-78 Murphy Road, Pakenham Vic 3810

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Indicative Selling Price

\$340,000 - \$374,000

Median Unit Price

September quarter 2017: \$345,000



2 2 1-2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



2/6 Osborn Gr PAKENHAM 3810 (REI)

2 1 2

Price: \$360,000

Method: Private Sale

Date: 19/12/2017

Rooms: -

Property Type: Unit

Agent Comments

Only one bathroom



9/19 Eagle Dr PAKENHAM 3810 (REI)

2 1 1

Price: \$350,000

Method: Private Sale

Date: 05/01/2018

Rooms: 3

Property Type: Unit

Land Size: 216 sqm approx

Agent Comments

Only one bathroom



5/54-58 Pommel St PAKENHAM 3810 (REI)

2 1 1

Price: \$350,000

Method: Private Sale

Date: 20/10/2017

Rooms: -

Property Type: Unit

Agent Comments

Only one bathroom