

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

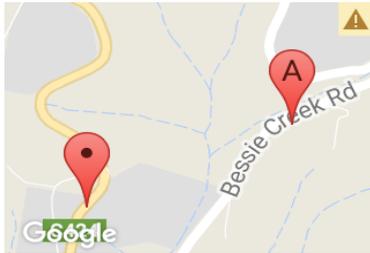
**545 GEMBROOK ROAD, PAKENHAM**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$1,200,000**

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE

**PAKENHAM UPPER, VIC, 3810**

Suburb Median Sale Price (House)

\$725,000

01 July 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**1080 BESSIE CREEK RD, GEMBROOK, VIC 3783**

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Sale Price

***\$830,000**

Sale Date: 03/10/2017

Distance from Property: 728m



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

545 GEMBROOK ROAD, PAKENHAM UPPER, VIC 3810

Indicative selling price

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

Single Price:

\$1,200,000

Median sale price

Median price

\$725,000

House

Unit

Suburb

PAKENHAM UPPER

Period

01 July 2017 to 30 September 2017

Source

 pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

1080 BESSIE CREEK RD, GEMBROOK, VIC 3783

*\$830,000

03/10/2017