
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 26 Wakenshaw Crescent, Pakenham VIC 3810

Indicative selling price

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

or range between \$480,000 & \$528,000

Median sale price

Median price \$490,000

*House X

Suburb Pakenham

Period - From 22/09/17 to 22/03/18

Source RPDATA CORE LOGIC

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. 14 Wisteria Court, Pakenham VIC 3810	\$522,000	06/12/17
2. 1 Gilmore Street, Pakenham VIC 3810	\$500,000	26/09/17
3. 5 Hayes Court, Pakenham VIC 3810	\$528,000	26/09/17

Property data source: RPDATA CORE LOGIC Generated on 22 March 2018.

Additional information about comparable sales.

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Suburbville 88 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction
TYPE House
LAND 830m2



Suburbville 77 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction
TYPE House
LAND 830m2



Suburbville 66 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction
TYPE House
LAND 830m2

Property data source: [REIV propertydata.com.au](https://www.reivpropertydata.com.au). Generated on 30 April 2017.