

STATEMENT OF INFORMATION

3/10 JAMIESON COURT, PAKENHAM, VIC 3810 PREPARED BY JACOB KOSTER, ALEX SCOTT PAKENHAM



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/10 JAMIESON COURT, PAKENHAM, VIC 🕮 2 🕒 1







Indicative Selling Price

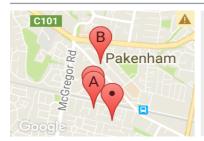
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$310,000 to \$330,000

Provided by: Jacob Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (Unit)

\$335,000

01 January 2017 to 31 December 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.



5/6 ANN CRES, PAKENHAM, VIC 3810







Sale Price

*\$321,000

Sale Date: 29/01/2018

Distance from Property: 297m





5/2 SNODGRASS ST, PAKENHAM, VIC 3810







Sale Price

*\$373,750

Sale Date: 05/01/2018

Distance from Property: 831m





2/27 HENTY ST, PAKENHAM, VIC 3810







Sale Price

*\$345,000

Sale Date: 21/08/2017

Distance from Property: 350m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

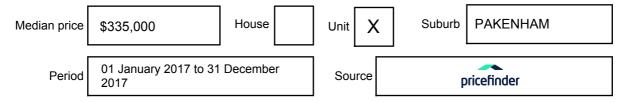
Address Including suburb and postcode	3/10 JAMIESON COURT, PAKENHAM, VIC 3810
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Indicative selling price

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Price Range: \$310,000 to \$330,000

Median sale price



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
5/6 ANN CRES, PAKENHAM, VIC 3810	*\$321,000	29/01/2018
5/2 SNODGRASS ST, PAKENHAM, VIC 3810	*\$373,750	05/01/2018
2/27 HENTY ST, PAKENHAM, VIC 3810	*\$345,000	21/08/2017