

#### 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	8 Keating Street, Pakenham Vic 3810
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$480,000	&	\$520,000

#### Median sale price

Median price	\$542,000	Hou	use X	Unit		Suburb	Pakenham
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

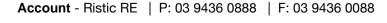
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	13 Greenfield La PAKENHAM 3810	\$535,000	11/09/2018
2	35 Stringy Bark Cirt PAKENHAM 3810	\$502,000	21/07/2018
3	10 Belmont Cr PAKENHAM 3810	\$495,000	27/09/2018

#### 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.







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Rooms:

**Property Type:** House Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median House Price June quarter 2018: \$542,000

## Comparable Properties



13 Greenfield La PAKENHAM 3810 (REI/VG)

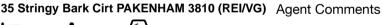
• A A A

Price: \$535,000 Method: Private Sale Date: 11/09/2018

Rooms: -

**Property Type:** House **Land Size:** 399 sqm approx

Agent Comments









**Property Type:** House **Land Size:** 400 sqm approx

Price: \$502,000 Method: Private Sale Date: 21/07/2018 Rooms: 6



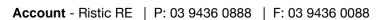
craigcurrie

#### 10 Belmont Cr PAKENHAM 3810 (REI)

**-** 2 **-**

Price: \$495,000 Method: Private Sale Date: 27/09/2018 Rooms: 8

Property Type: House Land Size: 350 sqm approx Agent Comments







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