

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

8 Keating Street, Pakenham Vic 3810

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

House

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.

	Address 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.



 4  2  2

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)

Agent Comments

 4  2  2

Price: \$535,000
Method: Private Sale
Date: 11/09/2018
Rooms: -
Property Type: House
Land Size: 399 sqm approx



35 Stringy Bark Cirt PAKENHAM 3810 (REI/VG) **Agent Comments**

 4  2  2

Price: \$502,000
Method: Private Sale
Date: 21/07/2018
Rooms: 6
Property Type: House
Land Size: 400 sqm approx



10 Belmont Cr PAKENHAM 3810 (REI)

Agent Comments

 4  2  2

Price: \$495,000
Method: Private Sale
Date: 27/09/2018
Rooms: 8
Property Type: House
Land Size: 350 sqm approx