

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 KINGFISHER COURT, PAKENHAM, VIC  4  2  2

Indicative Selling Price

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

Price Range: \$620,000 to \$660,000

Provided by: Joshua Jarred, Harcourts Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$515,000

01 October 2017 to 31 March 2018

Provided by: 

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.



13 GREENDALE BVD, PAKENHAM, VIC  4  2  4

Sale Price

***\$660,100**

Sale Date: 02/05/2018

Distance from Property: 151m



4 KINGFISHER CRT, PAKENHAM, VIC 3810  4  2  2

Sale Price

***\$650,000**

Sale Date: 14/03/2018

Distance from Property: 112m



9 STANTON CRT, PAKENHAM, VIC 3810  4  2  5

Sale Price

\$644,000

Sale Date: 26/02/2018

Distance from Property: 252m



This report has been compiled on 18/05/2018 by Harcourts Pakenham. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

16 KINGFISHER COURT, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

\$620,000 to \$660,000

Median sale price

Median price

\$515,000

House

X

Unit


Suburb

PAKENHAM

Period

01 October 2017 to 31 March 2018

Source



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
13 GREENDALE BVD, PAKENHAM, VIC 3810	*\$660,100	02/05/2018
4 KINGFISHER CRT, PAKENHAM, VIC 3810	*\$650,000	14/03/2018
9 STANTON CRT, PAKENHAM, VIC 3810	\$644,000	26/02/2018