

STATEMENT OF INFORMATION

4 NEPETA WAY, PAKENHAM, VIC 3810

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 NEPETA WAY, PAKENHAM, VIC 3810

 4  2  2

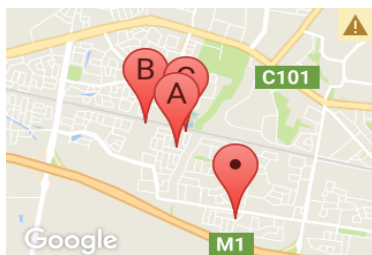
Indicative Selling Price

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

Price Range: \$529,000 to \$569,000

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$420,000

01 July 2016 to 30 June 2017

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.



11 CREEKVIEW AVE, PAKENHAM, VIC 3810

 4  2  2

Sale Price

***\$560,000**

Sale Date: 11/07/2017

Distance from Property: 1.3km



24 ISABEL ST, PAKENHAM, VIC 3810

 4  2  2

Sale Price

***\$556,780**

Sale Date: 06/07/2017

Distance from Property: 1.8km



20 INSPIRATION CCT, PAKENHAM, VIC 3810

 4  3  2

Sale Price

***\$535,000**

Sale Date: 29/06/2017

Distance from Property: 1.4km



This report has been compiled on 19/07/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - 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

4 NEPETA WAY, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range: \$529,000 to \$569,000

Median sale price

Median price\$420,000

HouseX

Unit

SuburbPAKENHAM

Period01 July 2016 to 30 June 2017

Sourcepricefinder

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
11 CREEKVIEW AVE, PAKENHAM, VIC 3810	*\$560,000	11/07/2017
24 ISABEL ST, PAKENHAM, VIC 3810	*\$556,780	06/07/2017
20 INSPIRATION CCT, PAKENHAM, VIC 3810	*\$535,000	29/06/2017