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3 2 2

**Rooms:**  
**Property Type:** Land  
**Land Size:** 527 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$545,000 - \$599,500  
**Median House Price**  
March quarter 2018: \$540,000

## Comparable Properties



7 Storey Dr PAKENHAM 3810 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$587,000  
**Method:** Private Sale  
**Date:** 19/12/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 583 sqm approx



135 Blue Horizons Way PAKENHAM 3810 (VG) **Agent Comments**

3 - -

**Price:** \$567,000  
**Method:** Sale  
**Date:** 23/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 694 sqm approx



5 Fallingwater Dr PAKENHAM 3810 (REI)

**Agent Comments**

3 2 2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 11/04/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 536 sqm approx

## 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

10 Jazz Court, Pakenham Vic 3810

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$545,000

&amp;

\$599,500

## Median sale price

Median price \$540,000

House

X

Unit

Suburb

Pakenham

Period - From 01/01/2018

to

31/03/2018

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	7 Storey Dr PAKENHAM 3810	\$587,000	19/12/2017
2	135 Blue Horizons Way PAKENHAM 3810	\$567,000	23/01/2018
3	5 Fallingwater Dr PAKENHAM 3810	\$550,000	11/04/2018

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.