

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

1/4 James Street, Pakenham Vic 3810

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$399,000 House Unit X Suburb Pakenham

Period - From 01/01/2018 to 31/12/2018 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	100 Eagle Dr PAKENHAM 3810	\$480,000	01/02/2019
2	2 Janet Ct PAKENHAM 3810	\$460,000	16/01/2019
3	95 Henry St PAKENHAM 3810	\$450,000	03/01/2019

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.~~

1/4 James Street, Pakenham Vic 3810

BELL REAL ESTATE

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Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

Year ending December 2018: \$399,000



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 362 sqm approx

Agent Comments

Comparable Properties



100 Eagle Dr PAKENHAM 3810 (REI)

Agent Comments

3 2 2

Price: \$480,000

Method: Private Sale

Date: 01/02/2019

Rooms: 7

Property Type: House

Land Size: 646 sqm approx



2 Janet Ct PAKENHAM 3810 (REI)

Agent Comments

3 2 2

Price: \$460,000

Method: Private Sale

Date: 16/01/2019

Rooms: 8

Property Type: House

Land Size: 415 sqm approx



95 Henry St PAKENHAM 3810 (REI)

Agent Comments

3 2 2

Price: \$450,000

Method: Private Sale

Date: 03/01/2019

Rooms: 5

Property Type: House