

Aaron Day (03) 5968 6222 0407 365 994 aarond@bellrealestate.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

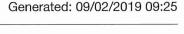
			Ocolion 47Ai	or the Lotate	Agonto Aot 1000
Property offered for	sale				
Address Including suburb and postcode	1/4 James St	treet, Pakenham \	/ic 3810	,	
Indicative selling price	ce				
For the meaning of this p	orice see cons	sumer.vic.gov.au/	underquoting		
Range between \$440,	000	&	\$480,000		
Median sale price					
Median price \$399,00	00 Hou	se U	nit X	Suburb	Pakenham
Period - From 01/01/2	018 to	31/12/2018	Source	IV	
Comparable property	sales (*Del	ete A or B belo	w as applicable)		
	estate agent		kilometres of the preentative considers		

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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311









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**Indicative Selling Price** \$440,000 - \$480,000 **Median Unit Price** Year ending December 2018: \$399,000









Property Type: House (Res) Land Size: 362 sqm approx

Agent Comments

# Comparable Properties



100 Eagle Dr PAKENHAM 3810 (REI)

3

BELL REALESTA







Price: \$480,000 Method: Private Sale Date: 01/02/2019

Rooms: 7

Property Type: House Land Size: 646 sqm approx **Agent Comments** 



2 Janet Ct PAKENHAM 3810 (REI)

3







Price: \$460,000 Method: Private Sale Date: 16/01/2019

Rooms: 8

Property Type: House Land Size: 415 sqm approx **Agent Comments** 



95 Henry St PAKENHAM 3810 (REI)

3





Price: \$450,000 Method: Private Sale Date: 03/01/2019 Rooms: 5

Property Type: House

Agent Comments

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