

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

26/11 Hawk Avenue, Pakenham Vic 3810

Indicative selling price

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

Range between \$350,000

&

\$385,000

Median sale price

Median price \$395,000

House

Unit

X

Suburb

Pakenham

Period - From 01/07/2018

to

30/09/2018

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	1/18-20 Ben Dr PAKENHAM 3810	\$378,000	02/11/2018
2	11/7 Syme Rd PAKENHAM 3810	\$365,000	28/11/2018
3	3/47 Henry St PAKENHAM 3810	\$360,550	06/08/2018

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.

26/11 Hawk Avenue, Pakenham Vic 3810

Merryn Schmidt
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2 1 1-2

Rooms:
Property Type: Unit
Land Size: 203 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
September quarter 2018: \$395,000

Comparable Properties



1/18-20 Ben Dr PAKENHAM 3810 (REI)

Agent Comments

2 1 1

Price: \$378,000
Method: Private Sale
Date: 02/11/2018
Rooms: 4
Property Type: Unit



11/7 Syme Rd PAKENHAM 3810 (REI)

Agent Comments

2 1 2

Price: \$365,000
Method: Private Sale
Date: 28/11/2018
Rooms: 6
Property Type: Unit
Land Size: 264 sqm approx



3/47 Henry St PAKENHAM 3810 (REI/VG)

Agent Comments

2 1 1

Price: \$360,550
Method: Private Sale
Date: 06/08/2018
Rooms: 3
Property Type: Unit