

## 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  
locality and postcode

17 Swamp Gum Close, Pakenham

### Indicative selling price

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

Range Between

\$460,000

&

\$505,000

### Median Sale Price

Median price

\$495,000

House

X

Suburb  
or locality

Pakenham

Period - From

30/10/2017

to

13/11/2017

Source

Other

### 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
1. 13 Cascade Way, Pakenham	\$485,000	02/12/2017
2. 21 McNamara Court, Pakenham	\$475,000	15/11/2017
3. 3 Cobram Court, Pakenham	\$480,000	11/12/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 19 December 2017

# Statement of Information



Sections 47AF of the Estate Agents Act 1980



17 Swamp Gum Close, Pakenham

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Indicative selling price: 460,000 - 505,000

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

Bed Bath Car

## Pakenham

Median House Price: \$495,000

Period From: 30/10/2017

Source: Other

Median Unit Price:

Period to: 13/11/2017

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
13 Cascade Way, Pakenham	House	4	2	2	\$485,000	02/12/2017	346m2
21 McNamara Court, Pakenham	House	4	2	2	\$475,000	15/11/2017	537m2
3 Cobram Court, Pakenham	House	4	2	2	\$480,000	11/12/2017	534 sqm

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Prepared on 19 December 2017

### Agent Details

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