

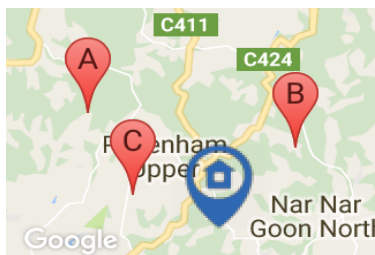
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**270 GORDON ROAD, PAKENHAM UPPER,**  **3**  **1**  **-****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**\$800,000 to \$880,000**

Provided by: Matt Koster, Alex Scott Pakenham

SUBURB MEDIAN

**PAKENHAM UPPER, VIC, 3810**

Suburb Median Sale Price (House)

\$760,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.

**965 TOOMUC VALLEY RD, PAKENHAM UPPER,**  **3**  **2**  **2**

Sale Price

\$800,000

Sale Date: 12/04/2016

Distance from Property: 4.8km

**25 TWIN CREEKS RD, PAKENHAM UPPER, VIC**  **5**  **2**  **2**

Sale Price

\$850,000

Sale Date: 01/03/2016

Distance from Property: 3km

**20 BAYARD DR, PAKENHAM UPPER, VIC 3810**  **4**  **2**  **4**

Sale Price

\$1,070,000

Sale Date: 08/08/2016

Distance from Property: 2.5km



This report has been compiled on 31/05/2017 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

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
postcode

270 GORDON ROAD, PAKENHAM UPPER, VIC 3810

Indicative selling price

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

Single Price / Range

\$800,000 to \$880,000

Median sale price

Median price

\$760,000

House

X

Unit


Suburb

PAKENHAM UPPER

Period

01 April 2016 to 31 March 2017

Source



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
965 TOOMUC VALLEY RD, PAKENHAM UPPER, VIC 3810	\$800,000	12/04/2016
25 TWIN CREEKS RD, PAKENHAM UPPER, VIC 3810	\$850,000	01/03/2016
20 BAYARD DR, PAKENHAM UPPER, VIC 3810	\$1,070,000	08/08/2016