
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 112 Windermere Boulevard Pakenham 3810

Indicative selling price

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

\$620,000

&

\$680,000

Median sale price

Median price \$433,700

House

X

Suburb Pakenham

Period - From 01/04/2017

to 30/06/2017

Source Pricfinder.com.au

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. 4 Illawarra Way Pakenham 3810	\$645,000	24/05/2017
2. 1 Michigan Grange Pakenham 3810	\$652,500	12/07/2017
3. 40 Waterside Drive Pakenham 3810	\$662,000	15/05/2017

Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)



Suburbville 88 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction
TYPE House
LAND 830m2



Suburbville 77 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction
TYPE House
LAND 830m2



Suburbville 66 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction
TYPE House
LAND 830m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 30 April 2017.