

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

21 HAVANA PARADE, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

375,000 to 410,000

Median sale price

Median price

\$455,250

House

X

Unit

Suburb

PAKENHAM

Period

01 October 2016 to 30 September 2017

Source

 pricefinder

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
7/17 EDGEWARE CL, PAKENHAM, VIC 3810	*\$418,000	12/12/2017
5 MITCHELL CL, PAKENHAM, VIC 3810	*\$432,500	24/10/2017
3 TRINIDAD WALK, PAKENHAM, VIC 3810	\$370,000	16/10/2017