

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



132 MCGREGOR ROAD, PAKENHAM, VIC

 3

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Indicative Selling Price

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

Price Range: **\$360,000 to \$396,000**

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$445,000

01 October 2016 to 30 September 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.



39 MEEKING DR, PAKENHAM, VIC 3810

 3

 1

 2

Sale Price

\$381,000

Sale Date: 03/06/2017

Distance from Property: 1.9km



2 BEVAN CRT, PAKENHAM, VIC 3810

 3

 1

 2

Sale Price

\$385,000

Sale Date: 26/04/2017

Distance from Property: 1.8km



6 MARK PL, PAKENHAM, VIC 3810

 5

 1

 2

Sale Price

\$395,000

Sale Date: 04/08/2017

Distance from Property: 2km



This report has been compiled on 16/10/2017 by i-TRAK Real Estate Pty Ltd. 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

132 MCGREGOR ROAD, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

\$360,000 to \$396,000

Median sale price

Median price

\$445,000

House

X

Unit

Suburb

PAKENHAM

Period

01 October 2016 to 30 September 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
39 MEEKING DR, PAKENHAM, VIC 3810	\$381,000	03/06/2017
2 BEVAN CRT, PAKENHAM, VIC 3810	\$385,000	26/04/2017
6 MARK PL, PAKENHAM, VIC 3810	\$395,000	04/08/2017