

STATEMENT OF INFORMATION

23 MONTALTO DRIVE, PAKENHAM, VIC

PREPARED BY , WISE GROUP, PHONE: 0426659974 & 0402 696 602



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 MONTALTO DRIVE, PAKENHAM, VIC



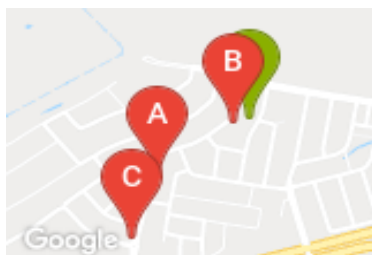
Indicative Selling Price

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

Price Range: \$320,000 to \$350,000

Provided by: Dilshan (License: 081739L) and Madhawa (License: 082285L), Wise Group

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (Vacant Land)

\$235,000

01 July 2017 to 30 June 2018

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.



50 GRANDVUE BVD, PAKENHAM, VIC 3810



Sale Price

\$368,000

Sale Date: 16/01/2018

Distance from Property: 364m



84 GRANDVUE BVD, PAKENHAM, VIC 3810



Sale Price

\$310,000

Sale Date: 23/01/2018

Distance from Property: 55m



21 GRANDVUE BVD, OFFICER, VIC 3809



Sale Price

\$368,000

Sale Date: 11/04/2018

Distance from Property: 578m



This report has been compiled on 04/07/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - 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

23 MONTALTO DRIVE, PAKENHAM, VIC

Indicative selling price

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Price Range:

\$320,000 to \$350,000

Median sale price

Median price

\$235,000

House

Unit


Suburb

PAKENHAM

Period

01 July 2017 to 30 June 2018

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
50 GRANDVUE BVD, PAKENHAM, VIC 3810	\$368,000	16/01/2018
84 GRANDVUE BVD, PAKENHAM, VIC 3810	\$310,000	23/01/2018
21 GRANDVUE BVD, OFFICER, VIC 3809	\$368,000	11/04/2018