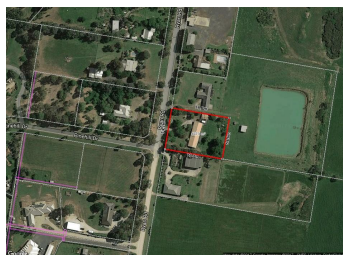


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



110 RYAN ROAD, PAKENHAM, VIC 3810

4 bedrooms, 0 bathrooms, 0 car spaces

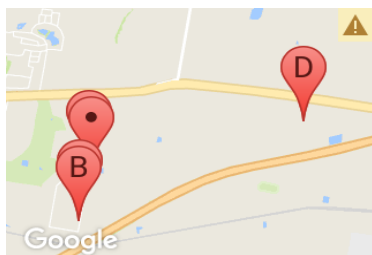
Indicative Selling Price

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

Single Price: \$1,100,000

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$450,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

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.



49 RYAN RD, PAKENHAM, VIC 3810

4 bedrooms, 2 bathrooms, 13 car spaces

Sale Price

Price Withheld

Sale Date: 14/05/2017

Distance from Property: 643m



53 RYAN RD, PAKENHAM, VIC 3810

4 bedrooms, 2 bathrooms, 5 car spaces

Sale Price

\$1,000,000

Sale Date: 23/02/2017

Distance from Property: 728m



25 RYAN RD, PAKENHAM, VIC 3810

4 bedrooms, 2 bathrooms, 10 car spaces

Sale Price

\$880,000

Sale Date: 24/01/2017

Distance from Property: 87m



This report has been compiled on 20/11/2017 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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55 MOUNT ARARAT SOUTH RD, NAR NAR

 **3**  **2**  **2**

Sale Price

\$1,125,000

Sale Date: 16/01/2017

Distance from Property: 2.9km



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

110 RYAN ROAD, PAKENHAM, VIC 3810

Indicative selling price

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

Single Price:

\$1,100,000

Median sale price

Median price

\$450,000

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 |
|--|----------------|--------------|
| 49 RYAN RD, PAKENHAM, VIC 3810 | Price Withheld | 14/05/2017 |
| 53 RYAN RD, PAKENHAM, VIC 3810 | \$1,000,000 | 23/02/2017 |
| 25 RYAN RD, PAKENHAM, VIC 3810 | \$880,000 | 24/01/2017 |
| 55 MOUNT ARARAT SOUTH RD, NAR NAR GOON, VIC 3812 | \$1,125,000 | 16/01/2017 |