



# STATEMENT OF INFORMATION

7 DEVINE DRIVE, PAKENHAM, VIC 3810

PREPARED BY CAMERON MILLER-RANDLE, IAN REID VENDOR ADVOCATES

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 DEVINE DRIVE, PAKENHAM, VIC 3810**

4 2 2

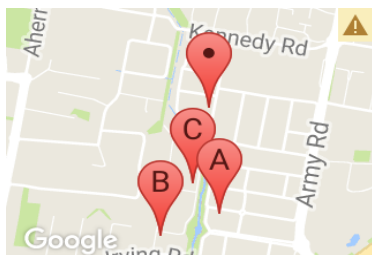
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$490,000 to \$539,000**

Provided by: Cameron Miller-Randle, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**PAKENHAM, VIC, 3810**

**Suburb Median Sale Price (House)**

**\$470,000**

01 April 2017 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.



**4 KIMBERLEY GR, PAKENHAM, VIC 3810**

4 2 2

**Sale Price**

**\*\$510,000**

Sale Date: 03/11/2017

Distance from Property: 379m



**4 TIPPERARY CCT, PAKENHAM, VIC 3810**

3 2 2

**Sale Price**

**\*\$516,000**

Sale Date: 09/10/2017

Distance from Property: 484m



**56 TIPPERARY CCT, PAKENHAM, VIC 3810**

3 2 2

**Sale Price**

**\*\$525,000**

Sale Date: 06/10/2017

Distance from Property: 274m



This report has been compiled on 29/11/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

7 DEVINE DRIVE, PAKENHAM, VIC 3810

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$490,000 to \$539,000

Median sale price

Median price

\$470,000

House

X

Unit

Suburb

PAKENHAM

Period

01 April 2017 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
4 KIMBERLEY GR, PAKENHAM, VIC 3810	*\$510,000	03/11/2017
4 TIPPERARY CCT, PAKENHAM, VIC 3810	*\$516,000	09/10/2017
56 TIPPERARY CCT, PAKENHAM, VIC 3810	*\$525,000	06/10/2017