

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

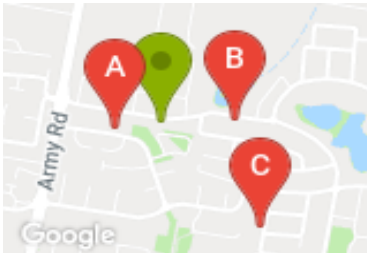
**38 WINDERMERE BOULEVARD,**

4 bedrooms 2 bathrooms 2 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$490,000 to \$539,000**

Provided by: Michelle Gibson, Alex Scott Berwick

MEDIAN SALE PRICE

**PAKENHAM, VIC, 3810**

Suburb Median Sale Price (House)

\$510,500

01 July 2017 to 30 June 2018

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.

**32 BEN DR, PAKENHAM, VIC 3810**

4 bedrooms 2 bathrooms 2 cars

Sale Price***\$535,000**

Sale Date: 29/05/2018

Distance from Property: 156m

**64 WINDERMERE BVD, PAKENHAM, VIC 3810**

4 bedrooms 2 bathrooms 2 cars

Sale Price**\$525,000**

Sale Date: 02/03/2018

Distance from Property: 240m

**16 CASPIAN CH, PAKENHAM, VIC 3810**

4 bedrooms 2 bathrooms 2 cars

Sale Price***\$500,000**

Sale Date: 23/05/2018

Distance from Property: 494m



This report has been compiled on 04/07/2018 by Alex Scott Berwick. 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

38 WINDERMERE BOULEVARD, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

\$490,000 to \$539,000

Median sale price

Median price

\$510,500

House

X

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
32 BEN DR, PAKENHAM, VIC 3810	*\$535,000	29/05/2018
64 WINDERMERE BVD, PAKENHAM, VIC 3810	\$525,000	02/03/2018
16 CASPIAN CH, PAKENHAM, VIC 3810	*\$500,000	23/05/2018