

Property offered for sale 38 Salvia Avenue, PAKENHAM

**Expressions of Interest closing Saturday 30th May at 5pm** 

Indicative selling price

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

Range \$450,000 - \$490,000





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# Ross-Hunt real estate













## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Address	38 Salvia Avenue, Pakenham Vic 3810
Including suburb and	
postcode	

#### Indicative selling price

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#### Median sale price

Median price \$537,000	Property	Type House	е	Suburb	Pakenham
Period - From 01/01/2020	to 31/03	3/2020	Sou	rce REIV	

# Comparable property sales (\*Delete A or B below as applicable)

**A**\* 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

Address of comparable property		Price	Date of sale
1	10 Cornflower St PAKENHAM 3810	\$490,000	20/04/2020
2	13 Celebration Cirt PAKENHAM 3810	\$485,000	23/11/2019
3	11 Serenity St PAKENHAM 3810	\$470,000	12/11/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/04/2020 11:52





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**Indicative Selling Price** \$450,000 - \$490,000 **Median House Price** March quarter 2020: \$537,000





# Comparable Properties

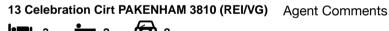


10 Cornflower St PAKENHAM 3810 (REI)

Price: \$490,000 Method: Private Sale Date: 20/04/2020

Rooms: 5

Property Type: House (Res) Land Size: 375 sqm approx **Agent Comments** 



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Price: \$485,000 Method: Private Sale Date: 23/11/2019 Property Type: House Land Size: 331 sqm approx



11 Serenity St PAKENHAM 3810 (REI/VG)





**Agent Comments** 

Price: \$470,000 Method: Private Sale Date: 12/11/2019

Rooms: 4

Property Type: House Land Size: 441 sqm approx

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



