



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
38 Salvia Avenue,
PAKENHAM

3 2 2 2

**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
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Sales



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Buyers Advocacy



Rentals



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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
Including suburb and
postcode

38 Salvia Avenue, Pakenham Vic 3810

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$537,000 Property Type House Suburb Pakenham

Period - From 01/01/2020 to 31/03/2020 Source 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	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 comparable properties 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



Property Type:

Agent Comments

Comparable Properties



10 Cornflower St PAKENHAM 3810 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 20/04/2020

Rooms: 5

Property Type: House (Res)

Land Size: 375 sqm approx



13 Celebration Cirt PAKENHAM 3810 (REI/VG)

Agent Comments



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