

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 ASCOT PARK DRIVE, PAKENHAM, VIC

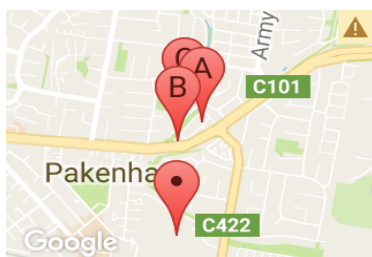
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Indicative Selling Price

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

\$380,000 to \$418,000

SUBURB MEDIAN



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$410,000

01 April 2016 to 31 March 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.



66 FALLINGWATER DR, PAKENHAM, VIC 3810

3 2 2

Sale Price

***\$405,000**

Sale Date: 08/05/2017

Distance from Property: 830m



39 STANHOPE PL, PAKENHAM, VIC 3810

3 2 2

Sale Price

\$415,000

Sale Date: 17/03/2017

Distance from Property: 682m



24 KOSTA BODA BVD, PAKENHAM, VIC 3810

3 2 2

Sale Price

\$390,000

Sale Date: 10/03/2017

Distance from Property: 885m



This report has been compiled on 05/06/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - 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

17 ASCOT PARK DRIVE, PAKENHAM, VIC 3810

Indicative selling price

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

Single Price / Range

\$380,000 to \$418,000

Median sale price

Median price

\$410,000

House

X

Unit

Suburb

PAKENHAM

Period

01 April 2016 to 31 March 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
66 FALLINGWATER DR, PAKENHAM, VIC 3810	*\$405,000	08/05/2017
39 STANHOPE PL, PAKENHAM, VIC 3810	\$415,000	17/03/2017
24 KOSTA BODA BVD, PAKENHAM, VIC 3810	\$390,000	10/03/2017