
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

18 Jarrah Court Pakenham 3810

Indicative selling price

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

\$495,000	&	\$540,000
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Median sale price

Median price

\$480,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Pakenham 3810
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Period - From

01/07/2017	to	30/09/2017	Source	Pricfinder.com.au
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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
1. 92 Ebony Drive Pakeham 3810	\$500,000	03/10/2017
2. 6 Timmothy Close Pakenham 3810	\$515,000	01/10/2017
3. 5 Kara Court Pakenham 3810	\$525,000	18/11/2017

Property data source: pricfinder.com.au. Generated on 19th December 2017.

Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)



Suburbville 88 Sample Street **4 BED 2 BATH 3 CAR 7 ROOMS**

METHOD Auction
TYPE House
LAND 830m2



Suburbville 77 Sample Street **4 BED 2 BATH 3 CAR 7 ROOMS**

METHOD Auction
TYPE House
LAND 830m2



Suburbville 66 Sample Street **4 BED 2 BATH 3 CAR 7 ROOMS**

METHOD Auction
TYPE House
LAND 830m2

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.