

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



545 GEMBROOK ROAD, PAKENHAM

4 2 4

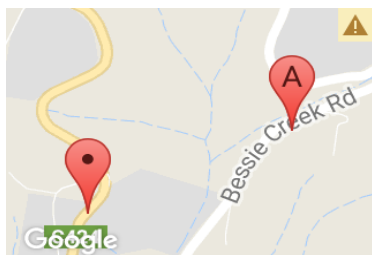
Indicative Selling Price

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

Single Price: \$1,200,000

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



PAKENHAM UPPER, VIC, 3810

Suburb Median Sale Price (House)

\$725,000

01 July 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1080 BESSIE CREEK RD, GEMBROOK, VIC 3783

3 1 2

Sale Price

***\$830,000**

Sale Date: 03/10/2017

Distance from Property: 728m



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 | 545 GEMBROOK ROAD, PAKENHAM UPPER, VIC 3810 |
|---|---|

Indicative selling price

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

| | |
|---------------|-------------|
| Single Price: | \$1,200,000 |
|---------------|-------------|

Median sale price

| | | | | | | | |
|--------------|-----------------------------------|-------|--------|--|--|--------|----------------|
| Median price | \$725,000 | House | X | Unit | | Suburb | PAKENHAM UPPER |
| Period | 01 July 2017 to 30 September 2017 | | Source |  | | | |

Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|--|------------|--------------|
| 1080 BESSIE CREEK RD, GEMBROOK, VIC 3783 | *\$830,000 | 03/10/2017 |