

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



315 ARMY ROAD, PAKENHAM, VIC 3810

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Indicative Selling Price

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

Single Price: \$700,000

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$420,000

01 July 2016 to 30 June 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.



ARMY RD, PAKENHAM, VIC 3810

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Sale Price

\$680,000

Sale Date: 03/10/2016

Distance from Property: 0m



49 RYAN RD, PAKENHAM, VIC 3810

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Sale Price

\$785,000

Sale Date: 01/12/2016

Distance from Property: 4.5km



20 BAYARD DR, PAKENHAM UPPER, VIC 3810

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Sale Price

\$1,070,000

Sale Date: 08/08/2016

Distance from Property: 3.2km



This report has been compiled on 24/07/2017 by Alex Scott Pakenham. 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

315 ARMY ROAD, PAKENHAM, VIC 3810

Indicative selling price

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

Single Price:

\$700,000

Median sale price

Median price

\$420,000

House

Unit

Suburb

PAKENHAM

Period

01 July 2016 to 30 June 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
ARMY RD, PAKENHAM, VIC 3810	\$680,000	03/10/2016
49 RYAN RD, PAKENHAM, VIC 3810	\$785,000	01/12/2016
20 BAYARD DR, PAKENHAM UPPER, VIC 3810	\$1,070,000	08/08/2016