

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 14 Beech Street, Pakenham 3810

Indicative selling price

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

\$400,000 & \$*440,000

Median sale price

Median price \$425,000 *House x Suburb Pakenham

Period - From 08.12.17 to 08.06.17 Source Price Finder

Comparable property sales

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. 9 Bambi Place Pakenham 3810	\$431,000	05.04.17
2. 1- 5 Chestnut Chase Pakenham 3810	\$425,000	03.02.17
3. 28 Walnut Way Pakenham 3810	\$424,000	16.12.16

Property data source: Price Finder. Generated on 08.06.17.




Additional information about comparable sales.

9 BAMBI PL, PAKENHAM



Property Type: House
Area: 551 m²
RPD: 6//PS623872

Features:

Distance From Property: 683m  4  2  3 

Sale Price: \$431,000 (Normal Sale)

Sale Date: 05/04/2017

Days to Sell: 9 Days

Last Listed Price: Best offer over \$420,000

Chg%:

First Listed Price: Best offer over \$420,000

Chg%:

1-5 CHESTNUT CH, PAKENHAM



Property Type: House
Area: 682 m²
RPD: 197//PS609081

Features:

Distance From Property: 296m  4  2  2 

Sale Price: \$425,000 (Normal Sale)

Sale Date: 03/02/2017

Days to Sell: 9 Days

Last Listed Price: Buyers From \$375,000

Chg%:

First Listed Price: Buyers From \$375,000

Chg%:

28 WALNUT WAY, PAKENHAM



Property Type: House
Area: 583 m²
RPD: 26//PS613739

Features:

Distance From Property: 455m  4  2  2 

Sale Price: \$424,000 (Normal Sale)

Sale Date: 16/12/2016

Days to Sell: 8 Days

Last Listed Price: Buyers Over \$390,000

Chg%:

First Listed Price: Buyers Over \$390,000 (Under O... **Chg%:**

Property data source: [Price Finder](#). Generated on 8.06.17.