

14 Alapont Close, Pakenham Vic 3810

Merryn Schmidt

(03) 9831 3007

0413 994 597

merryns@metrops.com.au



 3  2  2

Rooms:

Property Type: House

Agent Comments

Metro Property Sales offers you an exciting opportunity to invest in or be able to call this conveniently located three bedroom house home!

Indicative Selling Price

\$380,000 - \$410,000

Median House Price

March quarter 2017: \$450,000

Comparable Properties



17 Tahoe Cirt PAKENHAM 3810 (REI)

Agent Comments

 3  2  2

Price: \$410,000

Method: Private Sale

Date: 20/02/2017

Rooms: -

Property Type: House

Land Size: 447 sqm



71 Leigh Dr PAKENHAM 3810 (REI)

Agent Comments

 3  2  2

Price: \$401,000

Method: Private Sale

Date: 26/01/2017

Rooms: 6

Property Type: House

Land Size: 407 sqm



64 Algerd Way PAKENHAM 3810 (REI)

Agent Comments

 3  2  2

Price: \$385,000

Method: Private Sale

Date: 05/05/2017

Rooms: 4

Property Type: House

Land Size: 415 sqm

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 Alapont Close, Pakenham Vic 3810

Indicative selling price

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

Range between \$380,000

&

\$410,000

Median sale price

Median price \$450,000

House

X

Suburb

Pakenham

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17 Tahoe Cirt PAKENHAM 3810	\$410,000	20/02/2017
71 Leigh Dr PAKENHAM 3810	\$401,000	26/01/2017
64 Algerd Way PAKENHAM 3810	\$385,000	05/05/2017