

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 11 BEECH STREET, PAKENHAM 3810

Indicative selling price

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

\$390,000

&

\$429,000

Median sale price

Median price \$475,000

*House

X

Suburb Pakenham

Period - From 02.05.17

to

02.11.17

Source [Pricefinder](#)

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. 40 Chestnut Chase, Pakenham 3810	\$422,500	01.08.17
2. 9 Jan Maree Court, Pakenham 3810	\$428,000	26.05.17
3. 7 Orchard Valley Avenue, Pakenham 3810	\$420,500	26..07.17

Property data source: [REIV rpdata.com.au](#). Generated on 02 November 2017.

Additional information about comparable sales.



40 Chestnut Chase Pakenham, VIC, 3810

3 2 1 325m²
Approx.

Sale Price: \$422,500

Owner Name: M Spiteri

Category: House

Land Use: Detached Dwelling

Sale Date: 1 Aug 2017

Distance: 0.61km

Zoning: General Residential Zone - Schedule 1

Eq. Building Area: 2.0m²



9 Jan Maree Court Pakenham, VIC, 3810

3 2 1 651m²
Approx.

Sale Price: \$428,000

Owner Name: M Davis

Category: House: Standard

Land Use: Detached Dwelling

Sale Date: 26 May 2017

Distance: 0.86km

Zoning: General Residential Zone - Schedule 1



7 Orchard Valley Avenue Pakenham, VIC, 3810

3 2 2 379m²
Approx.

Sale Price: \$420,500

Owner Name: S Haidar

Category: House

Sale Date: 26 Jul 2017

Distance: 0.17km

Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 02.11.17