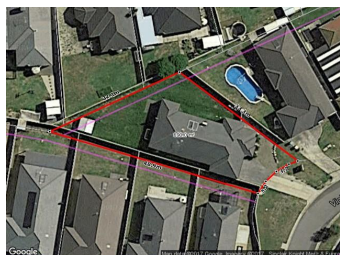


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

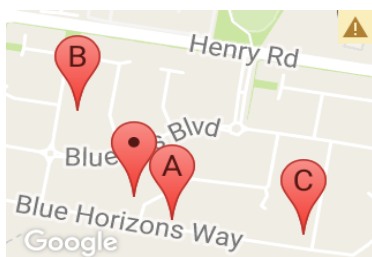
**32 VIOLA AVENUE, PAKENHAM, VIC 3810****3****2****2**

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**\$460,000 to \$470,000**

Provided by: Matt Koster, Alex Scott Pakenham

## SUBURB MEDIAN

**PAKENHAM, VIC, 3810**

Suburb Median Sale Price (House)

**\$432,500**

01 January 2017 to 31 March 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.



Ray White

**113 BLUE HORIZONS WAY, PAKENHAM, VIC****4****2****2**

### Sale Price

**\*\$470,000**

Sale Date: 05/06/2017

Distance from Property: 74m

**12 DELPHINIUM RD, PAKENHAM, VIC 3810****4****2****2**

### Sale Price

**\*\$480,000**

Sale Date: 11/04/2017

Distance from Property: 180m



BarryPlant

**139 BLUE HORIZONS WAY, PAKENHAM, VIC****3****2****2**

### Sale Price

**\$500,000**

Sale Date: 20/03/2017

Distance from Property: 283m



This report has been compiled on 09/06/2017 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

32 VIOLA AVENUE, PAKENHAM, VIC 3810

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$460,000 to \$470,000

Median sale price

Median price

\$432,500

House

X

Unit

Suburb

PAKENHAM

Period

01 January 2017 to 31 March 2017

Source

 pricfinder

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 |
|-------------------------------------------|------------|--------------|
| 113 BLUE HORIZONS WAY, PAKENHAM, VIC 3810 | *\$470,000 | 05/06/2017   |
| 12 DELPHINIUM RD, PAKENHAM, VIC 3810      | *\$480,000 | 11/04/2017   |
| 139 BLUE HORIZONS WAY, PAKENHAM, VIC 3810 | \$500,000  | 20/03/2017   |