

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

28 Debra Avenue, Pakenham Vic 3810

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$395,000

House

Unit

X

Suburb

Pakenham

Period - From

01/10/2018

to

31/12/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

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	16/7 Cyan Cr OFFICER 3809	\$395,000	15/10/2018
2	21 Harlesden Cirt PAKENHAM 3810	\$390,000	27/10/2018
3	24/17 Edgeware CI PAKENHAM 3810	\$324,500	28/10/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 2 2

Rooms: 5

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



16/7 Cyan Cr OFFICER 3809 (REI/VG)

Agent Comments

2 2 1

Price: \$395,000

Method: Private Sale

Date: 15/10/2018

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 208 sqm approx



21 Harlesden Cirt PAKENHAM 3810 (REI/VG)

Agent Comments

2 1 1

Price: \$390,000

Method: Private Sale

Date: 27/10/2018

Rooms: 4

Property Type: House

Land Size: 110 sqm approx

24/17 Edgeware CI PAKENHAM 3810 (VG)

Agent Comments

3 - -

Price: \$324,500

Method: Sale

Date: 28/10/2018

Rooms: -

Property Type: House - Attached House N.E.C.

Land Size: 73 sqm approx