

Aaron Day
(03) 5968 6222
0407 365 994
aaron@bellrealestate.com.au

Indicative Selling Price
\$460,000 - \$506,000
Median House Price
September quarter 2017: \$490,000



3 2 2

Rooms:
Property Type: Land
Agent Comments

Comparable Properties



52 Murphy Rd PAKENHAM 3810 (REI)

Agent Comments

4 2 2

Price: \$500,000
Method: Private Sale
Date: 10/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 653 sqm approx

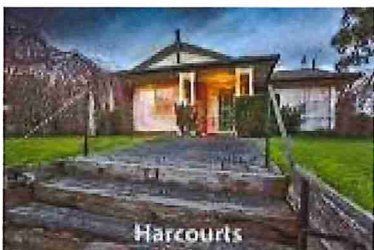


9 Cobram Ct PAKENHAM 3810 (REI/VG)

Agent Comments

3 2 4

Price: \$470,000
Method: Private Sale
Date: 06/06/2017
Rooms: -
Property Type: House
Land Size: 656 sqm approx



17 Leigh Dr PAKENHAM 3810 (REI)

Agent Comments

3 2 2

Price: \$465,000
Method: Private Sale
Date: 11/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 651 sqm approx

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

24 Superior Waters, Pakenham Vic 3810

Indicative selling price

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

Range between \$460,000 & \$506,000

Median sale price

Median price \$490,000 House ☒ Unit ☐ Suburb Pakenham

Period - From 01/07/2017 to 30/09/2017 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 52 Murphy Rd PAKENHAM 3810	\$500,000	10/07/2017
2 9 Cobram Ct PAKENHAM 3810	\$470,000	06/06/2017
3 17 Leigh Dr PAKENHAM 3810	\$465,000	11/10/2017

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.~~