

STATEMENT OF INFORMATION

31 MONTALTO DRIVE, PAKENHAM, VIC 3810

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 MONTALTO DRIVE, PAKENHAM, VIC

 4  2  2

Indicative Selling Price

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

Price Range:

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (Vacant Land)

\$230,000

01 January 2017 to 31 December 2017

Provided by: 

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.



29 ISABEL ST, PAKENHAM, VIC 3810

 4  2  2

Sale Price

\$259,000

Sale Date: 08/11/2017

Distance from Property: 2km



19 CUTTLER ST, PAKENHAM, VIC 3810

 -  -  -

Sale Price

***\$310,000**

Sale Date: 16/11/2017

Distance from Property: 223m



2 AVONDALE ST, OFFICER, VIC 3809

 -  -  -

Sale Price

\$285,000

Sale Date: 27/08/2017

Distance from Property: 690m



This report has been compiled on 10/01/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - 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

31 MONTALTO DRIVE, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

Median sale price

Median price

\$230,000

House

Unit

Suburb

PAKENHAM

Period

01 January 2017 to 31 December 2017

Source



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
29 ISABEL ST, PAKENHAM, VIC 3810	\$259,000	08/11/2017
19 CUTTLER ST, PAKENHAM, VIC 3810	*\$310,000	16/11/2017
2 AVONDALE ST, OFFICER, VIC 3809	\$285,000	27/08/2017