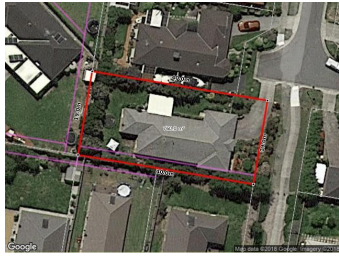


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 KINGFISHER COURT, PAKENHAM, VIC  4  2  2

Indicative Selling Price

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

Price Range: **\$560,000 to \$595,000**

Provided by: Joshua Jarred, Harcourts Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$530,000

01 January 2018 to 30 June 2018

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.



4 PIONEERS CRES, PAKENHAM, VIC 3810  4  2  2

Sale Price

\$681,000

Sale Date: 17/04/2018

Distance from Property: 834m



4 LIVINGSTONE BVD, PAKENHAM, VIC 3810  4  2  4

Sale Price

***\$670,000**

Sale Date: 11/04/2018

Distance from Property: 442m



54 ARTHUR PHILLIP DR, PAKENHAM, VIC 3810  3  2  2

Sale Price

\$670,000

Sale Date: 07/05/2018

Distance from Property: 1.3km



This report has been compiled on 19/07/2018 by Harcourts Pakenham. 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

16 KINGFISHER COURT, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range: \$560,000 to \$595,000

Median sale price

Median price

\$530,000

House

Unit

Suburb

PAKENHAM

Period

01 January 2018 to 30 June 2018

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
4 PIONEERS CRES, PAKENHAM, VIC 3810	\$681,000	17/04/2018
4 LIVINGSTONE BVD, PAKENHAM, VIC 3810	*\$670,000	11/04/2018
54 ARTHUR PHILLIP DR, PAKENHAM, VIC 3810	\$670,000	07/05/2018