

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 WINNEKE WAY, PAKENHAM, VIC 3810 🕮 4 🕒 2 🚓 2







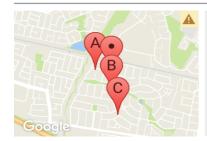
Indicative Selling Price

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

Price Range:

\$670,000 to \$737,000

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$470,000

01 January 2017 to 31 December 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.



43 WINNEKE WAY, PAKENHAM, VIC 3810







Sale Price

*\$730,000

Sale Date: 09/11/2017

Distance from Property: 216m





8 LAVENDER AVE, PAKENHAM, VIC 3810







Sale Price

*\$705,000

Sale Date: 30/10/2017

Distance from Property: 273m





23 BANJO PATERSON DR, PAKENHAM, VIC







Sale Price

\$750.000

Sale Date: 08/06/2017

Distance from Property: 605m



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 27 WINNEKE WAY, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range: \$670,000 to \$737,000

Median sale price

Median price	\$470,000	House	X	Unit	Suburb	PAKENHAM
Period	01 January 2017 to 31 December 2017		Source	p	pricefinder	

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
43 WINNEKE WAY, PAKENHAM, VIC 3810	*\$730,000	09/11/2017
8 LAVENDER AVE, PAKENHAM, VIC 3810	*\$705,000	30/10/2017
23 BANJO PATERSON DR, PAKENHAM, VIC 3810	\$750,000	08/06/2017