

## 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](http://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: 

## 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**

 4  2  2

Sale Price

**\*\$730,000**

Sale Date: 09/11/2017

Distance from Property: 216m



**8 LAVENDER AVE, PAKENHAM, VIC 3810**

 4  2  3

Sale Price

**\*\$705,000**

Sale Date: 30/10/2017

Distance from Property: 273m



**23 BANJO PATERSON DR, PAKENHAM, VIC**

 4  2  2

Sale Price

**\$750,000**

Sale Date: 08/06/2017

Distance from Property: 605m



This report has been compiled on 27/01/2018 by Keen Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

27 WINNEKE WAY, PAKENHAM, VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$470,000

House

Unit

Suburb

PAKENHAM

Period

01 January 2017 to 31 December 2017

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
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