Harcourts

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

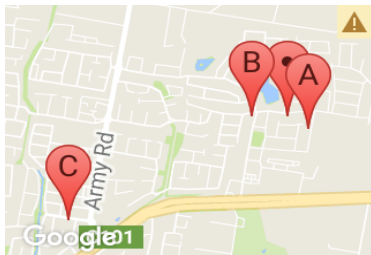### 26 SUPERIOR WATERS, PAKENHAM, VIC 🛏 4 🛁 2 🚗 2

Indicative Selling Price

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

Price Range: **$580,000 to $638,000**

Provided by: Kate Radcliffe, Harcourts Pakenham

MEDIAN SALE PRICE

PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

$480,000

01 July 2017 to 30 September 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.

16 ABREHART RD, PAKENHAM, VIC 3810   🛏 4 🛁 2 🚗 2

Sale Price

$640,000

Sale Date: 18/08/2017

Distance from Property: 167m   **A**

112 WINDERMERE BVD, PAKENHAM, VIC 3810   🛏 4 🛁 2 🚗 2

Sale Price

$625,000

Sale Date: 19/08/2017

Distance from Property: 231m   **B**

9 FALLINGWATER DR, PAKENHAM, VIC 3810   🛏 4 🛁 2 🚗 2

Sale Price

*$602,000

Sale Date: 03/11/2017

Distance from Property: 1.6km   **C**

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	26 SUPERIOR WATERS, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:	$580,000 to $638,000

Median sale price

Median price	$480,000	House	X	Unit		Suburb	PAKENHAM
Period	01 July 2017 to 30 September 2017			Source			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
16 ABREHART RD, PAKENHAM, VIC 3810	$640,000	18/08/2017
112 WINDERMERE BVD, PAKENHAM, VIC 3810	$625,000	19/08/2017
9 FALLINGWATER DR, PAKENHAM, VIC 3810	*$602,000	03/11/2017