

**ALEX SCOTT  
AND STAFF**

*Est. 1886*

# **STATEMENT OF INFORMATION**

39 POMEGRANATE WAY, PAKENHAM, VIC 3810

PREPARED BY JACOB KOSTER, ALEX SCOTT PAKENHAM

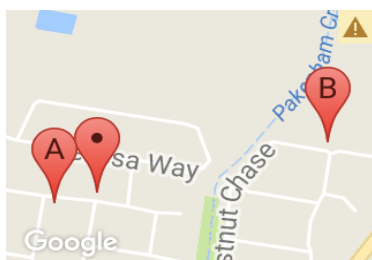
## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**39 POMEGRANATE WAY, PAKENHAM, VIC**  3  2  1**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$460,000 to \$480,000**

Provided by: Jacob Koster, Alex Scott Pakenham

## MEDIAN SALE PRICE

**PAKENHAM, VIC, 3810**

Suburb Median Sale Price (House)

**\$492,500**

01 April 2017 to 31 March 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**30 POMEGRANATE WAY, PAKENHAM, VIC**  3  2  1**Sale Price****\$450,000**

Sale Date: 06/03/2018

Distance from Property: 73m **43 CHESTNUT CH, PAKENHAM, VIC 3810**  3  2  1**Sale Price****\$450,000**

Sale Date: 04/12/2017

Distance from Property: 385m 

## 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

39 POMEGRANATE 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: \$460,000 to \$480,000

### Median sale price

Median price

\$492,500

House

Unit

Suburb

PAKENHAM

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
30 POMEGRANATE WAY, PAKENHAM, VIC 3810	\$450,000	06/03/2018
43 CHESTNUT CH, PAKENHAM, VIC 3810	\$450,000	04/12/2017