

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**3/20 JOHN STREET, PAKENHAM, VIC 3810**  3  1  2**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$340,000 to \$360,000**

Provided by: Matt Koster, Alex Scott Pakenham

## MEDIAN SALE PRICE

**PAKENHAM, VIC, 3810**

Suburb Median Sale Price (Unit)

**\$323,350**

01 April 2017 to 30 June 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.

**1/33 PRINCES HWY, PAKENHAM, VIC 3810**  2  1  1

Sale Price

**\$321,700**

Sale Date: 20/05/2017

Distance from Property: 277m

**2/36 JOHN ST, PAKENHAM, VIC 3810**  3  1  1

Sale Price

**\$338,000**

Sale Date: 22/03/2017

Distance from Property: 164m

**3/12 ANDERSON ST, PAKENHAM, VIC 3810**  3  2  2

Sale Price

**\$365,000**

Sale Date: 13/04/2017

Distance from Property: 178m

**This report has been compiled on 10/08/2017 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2017 - [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

3/20 JOHN STREET, 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: \$340,000 to \$360,000

### Median sale price

Median price

\$323,350

House

Unit

X

Suburb

PAKENHAM

Period

01 April 2017 to 30 June 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
1/33 PRINCES HWY, PAKENHAM, VIC 3810	\$321,700	20/05/2017
2/36 JOHN ST, PAKENHAM, VIC 3810	\$338,000	22/03/2017
3/12 ANDERSON ST, PAKENHAM, VIC 3810	\$365,000	13/04/2017