

### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



## 3/20 JOHN STREET, PAKENHAM, VIC 3810 🖾 3 🕒 1 😓 2

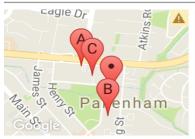
\$340,000 to \$360,000

Indicative Selling Price

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

Price Range:

Provided by: Matt Koster, Alex Scott Pakenham



**MEDIAN SALE PRICE** 

## Suburb Median Sale Price (Unit)

PAKENHAM, VIC, 3810

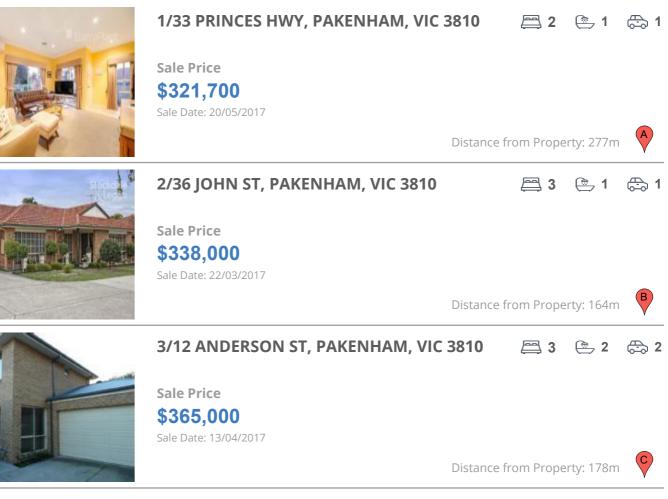
01 April 2017 to 30 June 2017

\$323,350

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.



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

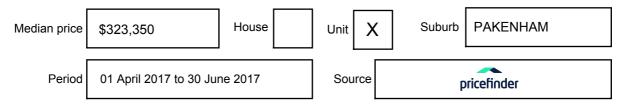
### Indicative selling price

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

Price Range:

\$340,000 to \$360,000

### Median sale price



### **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

