

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode
5 Acorn Lane, Pakenham Vic 3810

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$540,000 House X Unit Suburb Pakenham

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	21 Camdolle CI PAKENHAM 3810	\$530,000	10/05/2018
2	3 Sunline Tce PAKENHAM 3810	\$515,000	15/05/2018
3	52 Scarlet Cr PAKENHAM 3810	\$495,000	16/05/2018

OR

B* 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.



3 2 2-3

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price

\$480,000 - \$528,000

Median House Price

March quarter 2018: \$540,000

Comparable Properties



21 Camdolle Ct PAKENHAM 3810 (REI)

[Agent Comments](#)

3 2 2

Price: \$530,000
Method: Private Sale
Date: 10/05/2018
Rooms: 4
Property Type: House
Land Size: 350 sqm approx



3 Sunline Tce PAKENHAM 3810 (REI)

[Agent Comments](#)

3 2 2

Price: \$515,000
Method: Private Sale
Date: 15/05/2018
Rooms: 6
Property Type: House
Land Size: 193 sqm approx



52 Scarlet Cr PAKENHAM 3810 (REI)

[Agent Comments](#)

3 2 1

Price: \$495,000
Method: Private Sale
Date: 16/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 313 sqm approx