

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 95 MULLANE ROAD, PAKENHAM, VIC 3810 4 🕒 2 🚓 -







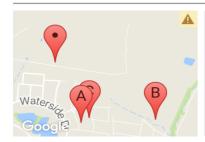
**Indicative Selling Price** 

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

Single Price: \$5,000,000

Provided by: Matt Koster, Alex Scott Pakenham

### **MEDIAN SALE PRICE**



# PAKENHAM, VIC, 3810

**Suburb Median Sale Price (House)** 

\$471,500

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.



4 ILLAWARRA WAY, PAKENHAM, VIC 3810







Sale Price

\$645,000

Sale Date: 24/05/2017

Distance from Property: 465m





11 SUMMERHILL DR, PAKENHAM, VIC 3810









Sale Price

\$456,000

Sale Date: 25/05/2017

Distance from Property: 773m





7 PORT ST, PAKENHAM, VIC 3810







**Sale Price** 

\$447,000

Sale Date: 02/05/2017

Distance from Property: 457m



## 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	95 MULLANE ROAD, PAKENHAM, VIC 3810
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#### Indicative selling price

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

Single Price:	\$5,000,000

### Median sale price

Median price	\$471,500	House X	Unit	Suburb	PAKENHAM
Period	01 July 2017 to 30 September 2017		Source	p	ricefinder

## 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
4 ILLAWARRA WAY, PAKENHAM, VIC 3810	\$645,000	24/05/2017
11 SUMMERHILL DR, PAKENHAM, VIC 3810	\$456,000	25/05/2017
7 PORT ST, PAKENHAM, VIC 3810	\$447,000	02/05/2017

