

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 CORMORANT PARADE, PAKENHAM, VIC 🕮 4 🕒 2 😓 2

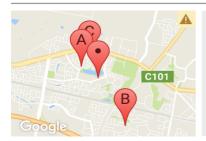
Indicative Selling Price

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

Price Range: \$780,000 to \$840,000

Provided by: Kate Radcliffe, Harcourts Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$453,000

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.



7 ARBOUR RISE, PAKENHAM, VIC 3810







Sale Price

Price Withheld

Sale Date: 13/04/2017

Distance from Property: 540m





42 BANJO PATERSON DR, PAKENHAM, VIC







Sale Price

\$840,000

Sale Date: 20/03/2017

Distance from Property: 1.5km





36 WATERFORD RISE, PAKENHAM, VIC 3810







Sale Price

\$805,000

Sale Date: 03/04/2017

Distance from Property: 603m



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	7 CORMORANT PARADE, PAKENHAM, VIC 3810
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Indicative selling price

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

Price Range: \$780,000 to \$840,000

Median sale price

Median price	\$453,000	House	X	Unit	Suburb	PAKENHAM
Period	01 April 2017 to 30 Jui	ne 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
7 ARBOUR RISE, PAKENHAM, VIC 3810	Price Withheld	13/04/2017
42 BANJO PATERSON DR, PAKENHAM, VIC 3810	\$840,000	20/03/2017
36 WATERFORD RISE, PAKENHAM, VIC 3810	\$805,000	03/04/2017

