

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

 4  3  5

Sale Price

Price Withheld

Sale Date: 13/04/2017

Distance from Property: 540m



42 BANJO PATERSON DR, PAKENHAM, VIC

 4  2  4

Sale Price

\$840,000

Sale Date: 20/03/2017

Distance from Property: 1.5km



36 WATERFORD RISE, PAKENHAM, VIC 3810

 5  2  2

Sale Price

\$805,000

Sale Date: 03/04/2017

Distance from Property: 603m



This report has been compiled on 18/07/2017 by Harcourts 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

7 CORMORANT PARADE, PAKENHAM, VIC 3810

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

Unit

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
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