

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/8 CHARLES STREET, PAKENHAM, VIC

 2  2  1

Indicative Selling Price

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

Price Range: \$310,000 to \$340,000

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (Unit)

\$316,000

01 July 2016 to 30 June 2017

Provided by: 

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.



7/18 ROGERS ST, PAKENHAM, VIC 3810

 2  1  1

Sale Price

***\$330,000**

Sale Date: 28/07/2017

Distance from Property: 718m



4/54 POMMEL ST, PAKENHAM, VIC 3810

 2  1  1

Sale Price

***\$320,000**

Sale Date: 16/07/2017

Distance from Property: 2km



2/28 MAIN ST, PAKENHAM, VIC 3810

 2  1  1

Sale Price

***\$330,000**

Sale Date: 19/05/2017

Distance from Property: 1.1km



This report has been compiled on 07/08/2017 by Keen Real Estate. 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

3/8 CHARLES STREET, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

\$310,000 to \$340,000

Median sale price

Median price

\$316,000

House

Unit

X

Suburb

PAKENHAM

Period

01 July 2016 to 30 June 2017

Source



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
7/18 ROGERS ST, PAKENHAM, VIC 3810	*\$330,000	28/07/2017
4/54 POMMEL ST, PAKENHAM, VIC 3810	*\$320,000	16/07/2017
2/28 MAIN ST, PAKENHAM, VIC 3810	*\$330,000	19/05/2017