

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**42 BEN DRIVE, PAKENHAM, VIC 3810**

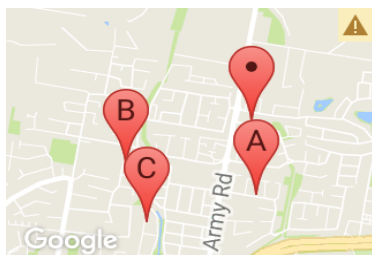
 3  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$450,000 to \$490,000**

## MEDIAN SALE PRICE



**PAKENHAM, VIC, 3810**

Suburb Median Sale Price (House)

**\$426,000**

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.



**72 MURPHY RD, PAKENHAM, VIC 3810**

 3  2  2

### Sale Price

**\*\$470,000**

Sale Date: 25/08/2017

Distance from Property: 521m



**54 THWAITES RD, PAKENHAM, VIC 3810**

 3  2  2

### Sale Price

**\*\$486,500**

Sale Date: 31/07/2017

Distance from Property: 870m



**28 TIPPERARY CCT, PAKENHAM, VIC 3810**

 3  2  2

### Sale Price

**\*\$489,000**

Sale Date: 10/07/2017

Distance from Property: 991m



This report has been compiled on 06/09/2017 by Keen Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

42 BEN DRIVE, PAKENHAM, VIC 3810

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$450,000 to \$490,000

Median sale price

Median price

\$426,000

House

X

Unit


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
72 MURPHY RD, PAKENHAM, VIC 3810	*\$470,000	25/08/2017
54 THWAITES RD, PAKENHAM, VIC 3810	*\$486,500	31/07/2017
28 TIPPERARY CCT, PAKENHAM, VIC 3810	*\$489,000	10/07/2017