

-GR8
EST8
AGENTS

STATEMENT OF INFORMATION

143 DUNCAN DRIVE, PAKENHAM, VIC 3810

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



143 DUNCAN DRIVE, PAKENHAM, VIC 3810  3  1  1

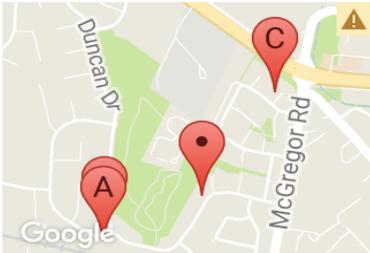
Indicative Selling Price

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

Price Range: **\$465,000 to \$510,000**

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$490,000

01 April 2017 to 31 March 2018

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.



1 SMETHURST AVE, PAKENHAM, VIC 3810  3  1  -

Sale Price

***\$510,000**

Sale Date: 10/03/2018

Distance from Property: 356m



2 SMETHURST AVE, PAKENHAM, VIC 3810  3  1  2

Sale Price

\$480,000

Sale Date: 04/12/2017

Distance from Property: 338m



2 SYKES CRT, PAKENHAM, VIC 3810  3  1  1

Sale Price

\$470,000

Sale Date: 23/11/2017

Distance from Property: 441m



This report has been compiled on 06/04/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - 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

143 DUNCAN DRIVE, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range: \$465,000 to \$510,000

Median sale price

Median price \$490,000

House

Unit

Suburb

PAKENHAM

Period 01 April 2017 to 31 March 2018

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 |
|-------------------------------------|------------|--------------|
| 1 SMETHURST AVE, PAKENHAM, VIC 3810 | *\$510,000 | 10/03/2018 |
| 2 SMETHURST AVE, PAKENHAM, VIC 3810 | \$480,000 | 04/12/2017 |
| 2 SYKES CRT, PAKENHAM, VIC 3810 | \$470,000 | 23/11/2017 |