

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 WILD CHERRY AVENUE, PAKENHAM,

3 1 1

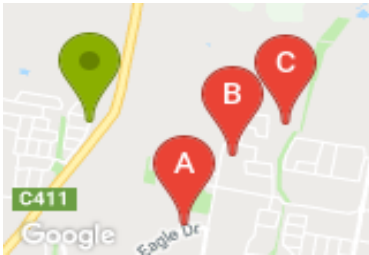
Indicative Selling Price

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

Price Range: \$380,000 to \$418,000

Provided by: Boyd Jones, Harcourts Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$530,000

01 January 2018 to 30 June 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 UNION AVE, PAKENHAM, VIC 3810

3 2 2

Sale Price

\$416,000

Sale Date: 01/05/2018

Distance from Property: 955m



11/120 AHERN RD, PAKENHAM, VIC 3810

3 1 1

Sale Price

\$385,000

Sale Date: 27/03/2018

Distance from Property: 959m



16 JENNIFER CRT, PAKENHAM, VIC 3810

3 1 1

Sale Price

\$406,000

Sale Date: 07/02/2018

Distance from Property: 1.3km



This report has been compiled on 30/07/2018 by Harcourts Pakenham. 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

44 WILD CHERRY AVENUE, PAKENHAM, VIC

Indicative selling price

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

Price Range: \$380,000 to \$418,000

Median sale price

Median price \$530,000

House

Unit

Suburb

PAKENHAM

Period 01 January 2018 to 30 June 2018

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
1 UNION AVE, PAKENHAM, VIC 3810	\$416,000	01/05/2018
11/120 AHERN RD, PAKENHAM, VIC 3810	\$385,000	27/03/2018
16 JENNIFER CRT, PAKENHAM, VIC 3810	\$406,000	07/02/2018