

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 WONBOYN CLOSE, PAKENHAM, VIC

3 2 2

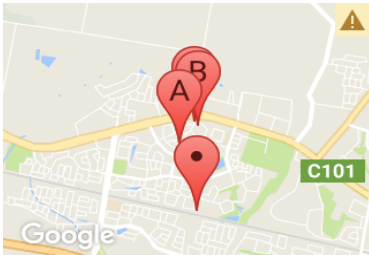
Indicative Selling Price

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

Price Range: \$670,000 to \$730,000

Provided by: Sarah McCallum , Harcourts Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$428,290

01 July 2016 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.



9 MURCHISON LINK, PAKENHAM, VIC 3810

4 2 2

Sale Price

***\$705,000**

Sale Date: 09/09/2017

Distance from Property: 976m



2 YARRA CL, PAKENHAM, VIC 3810

4 2 2

Sale Price

***\$675,000**

Sale Date: 15/08/2017

Distance from Property: 1.2km



40 ST LEONARD WAY, PAKENHAM, VIC 3810

4 2 2

Sale Price

\$710,000

Sale Date: 09/07/2017

Distance from Property: 1.3km



This report has been compiled on 22/09/2017 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

17 WONBOYN CLOSE, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range: \$670,000 to \$730,000

Median sale price

Median price \$428,290

House

Unit

Suburb

PAKENHAM

Period 01 July 2016 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
9 MURCHISON LINK, PAKENHAM, VIC 3810	*\$705,000	09/09/2017
2 YARRA CL, PAKENHAM, VIC 3810	*\$675,000	15/08/2017
40 ST LEONARD WAY, PAKENHAM, VIC 3810	\$710,000	09/07/2017