

## 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  
locality and postcode

13 Caitlin Drive, Pakenham

### Indicative selling price

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

Range Between

\$480,000

&

\$525,000

### Median Sale Price

Median price

\$495,000

House

X

Suburb  
or locality

Pakenham

Period - From

30/10/2017

to

13/11/2017

Source

Other

### 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. 1 Swamp Gum Close, Pakenham	\$532,000	05/06/2018
2. 15 Tribuzi Close, Pakenham	\$527,000	28/02/2018
3. 7 Devine Drive, Pakenham	\$520,000	02/01/2018

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# Statement of Information



Sections 47AF of the Estate Agents Act 1980



13 Caitlin Drive, Pakenham

3 2 2

Indicative selling price: CLOSING DATE SALE TUESDAY 17TH OF JULY @ 5:30PM

Bed Bath Car

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

## Pakenham

Median House Price: \$495,000  
Period From: 30/10/2017  
Source: Other

Median Unit Price:  
Period to: 13/11/2017

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
1 Swamp Gum Close, Pakenham	House	4	2	2	\$532,000	05/06/2018	496m2
15 Tribuzi Close, Pakenham	House	3	2	2	\$527,000	28/02/2018	423m2
7 Devine Drive, Pakenham	House	4	2	2	\$520,000	02/01/2018	415m2

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Prepared on 13 June 2018

## Agent Details

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