

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 TIPPERARY CIRCUIT, PAKENHAM, VIC

3

2

2

Indicative Selling Price

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

Price Range: \$440,000 to \$480,000

Provided by: Joshua Jarred, Harcourts Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$450,000

01 January 2017 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.



34 WILD CHERRY AVE, PAKENHAM, VIC 3810

3

2

2

Sale Price

***\$470,000**

Sale Date: 22/07/2017

Distance from Property: 1.7km



7 JONATHAN PL, PAKENHAM, VIC 3810

3

2

2

Sale Price

\$460,000

Sale Date: 04/04/2017

Distance from Property: 1.1km



1 ATKINS RD, PAKENHAM, VIC 3810

3

2

2

Sale Price

***\$450,000**

Sale Date: 01/08/2017

Distance from Property: 810m



This report has been compiled on 15/09/2017 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

56 TIPPERARY CIRCUIT, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

\$440,000 to \$480,000

Median sale price

Median price

\$450,000

House

X

Unit


Suburb

PAKENHAM

Period

01 January 2017 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
34 WILD CHERRY AVE, PAKENHAM, VIC 3810	*\$470,000	22/07/2017
7 JONATHAN PL, PAKENHAM, VIC 3810	\$460,000	04/04/2017
1 ATKINS RD, PAKENHAM, VIC 3810	*\$450,000	01/08/2017