

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 CLIFFORD DRIVE, PAKENHAM, VIC

4 2 2

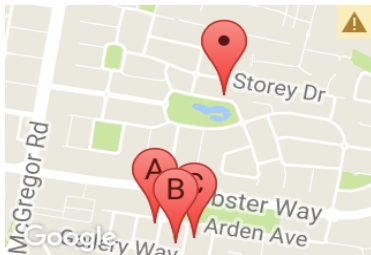
Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

Provided by: Cale Popovits, LJ Hooker Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$445,000

01 October 2016 to 30 September 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 HONEYEATER WAY, PAKENHAM, VIC 3810

4 2 2

Sale Price

***\$540,000**

Sale Date: 01/08/2017

Distance from Property: 511m



20 GREENDALE BVD, PAKENHAM, VIC 3810

4 2 2

Sale Price

\$560,000

Sale Date: 09/06/2017

Distance from Property: 555m



35 GREENDALE BVD, PAKENHAM, VIC 3810

4 2 2

Sale Price

\$542,800

Sale Date: 25/05/2017

Distance from Property: 518m



This report has been compiled on 11/10/2017 by LJ Hooker 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

19 CLIFFORD DRIVE, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range: \$500,000 to \$550,000

Median sale price

Median price \$445,000

House

Unit

Suburb PAKENHAM

Period 01 October 2016 to 30 September 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
34 HONEYEATER WAY, PAKENHAM, VIC 3810	*\$540,000	01/08/2017
20 GREENDALE BVD, PAKENHAM, VIC 3810	\$560,000	09/06/2017
35 GREENDALE BVD, PAKENHAM, VIC 3810	\$542,800	25/05/2017