

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 PASHIA GROVE, PAKENHAM, VIC 3810

 3  2  1

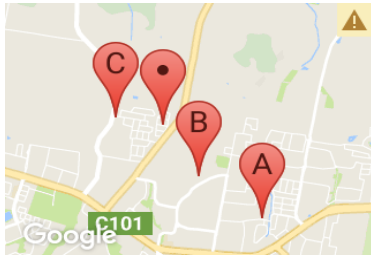
Indicative Selling Price

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

Price Range: \$460,000 to \$495,000

Provided by: Cale Popovits, LJ Hooker Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$475,350

01 January 2017 to 31 December 2017

Provided by: 

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.



31 IRVING RD, PAKENHAM, VIC 3810

 3  2  1

Sale Price

***\$460,250**

Sale Date: 05/02/2018

Distance from Property: 1.9km



29 MCGILL CRT, PAKENHAM, VIC 3810

 3  2  2

Sale Price

***\$495,000**

Sale Date: 16/01/2018

Distance from Property: 874m



2 POMEGRANATE WAY, PAKENHAM, VIC 3810

 3  2  2

Sale Price

***\$470,000**

Sale Date: 13/01/2018

Distance from Property: 628m



This report has been compiled on 20/02/2018 by LJ Hooker 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

8 PASHIA GROVE, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range: \$460,000 to \$495,000

Median sale price

Median price \$475,350

House

Unit

Suburb

PAKENHAM

Period

01 January 2017 to 31 December 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
31 IRVING RD, PAKENHAM, VIC 3810	*\$460,250	05/02/2018
29 MCGILL CRT, PAKENHAM, VIC 3810	*\$495,000	16/01/2018
2 POMEGRANATE WAY, PAKENHAM, VIC 3810	*\$470,000	13/01/2018