

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 ZENITH STREET, PAKENHAM, VIC 3810  3  2  2

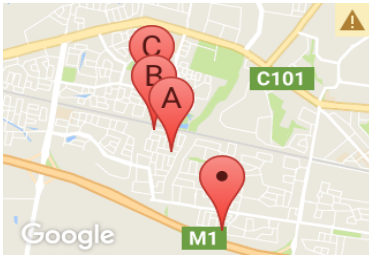
Indicative Selling Price

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

Price Range: **\$520,000 to \$570,000**

Provided by: Declan McAuliffe, LJ Hooker Cranbourne

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$427,750

01 July 2016 to 30 June 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.



16 CREEKVIEW AVE, PAKENHAM, VIC 3810  4  3  2

Sale Price

\$595,000

Sale Date: 31/07/2017

Distance from Property: 1.3km



20 WILLOWTREE DR, PAKENHAM, VIC 3810  4  3  2

Sale Price

***\$535,000**

Sale Date: 29/06/2017

Distance from Property: 1.7km



1 STOKES GRN, PAKENHAM, VIC 3810  4  2  2

Sale Price

***\$520,000**

Sale Date: 22/08/2017

Distance from Property: 2.1km



This report has been compiled on 15/09/2017 by LJ Hooker Cranbourne. 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 ZENITH STREET, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range: \$520,000 to \$570,000

Median sale price

Median price

\$427,750

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
16 CREEKVIEW AVE, PAKENHAM, VIC 3810	\$595,000	31/07/2017
20 WILLOWTREE DR, PAKENHAM, VIC 3810	*\$535,000	29/06/2017
1 STOKES GRN, PAKENHAM, VIC 3810	*\$520,000	22/08/2017