

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 & 28 Solid Drive, Pakenham Vic 3810

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$294,950 Property Type Vacant land Suburb Pakenham

Period - From 28/01/2019 to 27/01/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	41 Timberline Pwy PAKENHAM 3810	\$381,500	28/08/2019
2	7 Revelstoke Cr PAKENHAM 3810	\$324,000	24/08/2019
3	8 Galway Rise PAKENHAM 3810	\$294,950	03/09/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/01/2020 13:03

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Indicative Selling Price

\$320,000 - \$350,000

Median Land Price

28/01/2019 - 27/01/2020: \$294,950



Property Type: Land

Land Size: 778 sqm approx

Agent Comments

Comparable Properties

41 Timberline Pwy PAKENHAM 3810 (VG)

Agent Comments



Price: \$381,500

Method: Sale

Date: 28/08/2019

Property Type: Land

Land Size: 595 sqm approx

7 Revelstoke Cr PAKENHAM 3810 (VG)

Agent Comments



Price: \$324,000

Method: Sale

Date: 24/08/2019

Property Type: Land

8 Galway Rise PAKENHAM 3810 (VG)

Agent Comments



Price: \$294,950

Method: Sale

Date: 03/09/2019

Property Type: Land

Land Size: 747 sqm approx