

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 6 Pendula Place, Pakenham Vic 3810

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$522,250 House X Unit Suburb Pakenham

Period - From 01/07/2017 to 30/06/2018 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	52 Scarlet Cr PAKENHAM 3810	\$495,000	16/05/2018
2	7 Harrison Way PAKENHAM 3810	\$465,000	27/06/2018
3	30 Edgeware CI PAKENHAM 3810	\$450,000	13/06/2018

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.

6 Pendula Place, Pakenham Vic 3810

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 3  2  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending June 2018: \$522,250

Comparable Properties



52 Scarlet Cr PAKENHAM 3810 (REI)

Agent Comments

 3  2  1

Price: \$495,000
Method: Private Sale
Date: 16/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 313 sqm approx



7 Harrison Way PAKENHAM 3810 (REI)

Agent Comments

 3  2  2

Price: \$465,000
Method: Private Sale
Date: 27/06/2018
Rooms: 8
Property Type: House



30 Edgeware CI PAKENHAM 3810 (REI)

Agent Comments

 3  2  2

Price: \$450,000
Method: Private Sale
Date: 13/06/2018
Rooms: 6
Property Type: House
Land Size: 295 sqm approx