

A yellow bicycle with a wicker basket of pink flowers leaning against a white picket fence. The bicycle has a brown leather saddle and a rear rack. The basket is filled with pink and red flowers. The fence is white with decorative posts. In the background, there are trees and a building.

RayWhite.

Statement of information

94 RACECOURSE ROAD, PAKENHAM, VIC 3810
PREPARED BY MADDIE KEIN , RAY WHITE PAKENHAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**94 RACECOURSE ROAD, PAKENHAM, VIC**  3  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$495,000 to \$540,000**

Provided by: Maddie Kein , Ray White Pakenham

MEDIAN SALE PRICE

**PAKENHAM, VIC, 3810**

Suburb Median Sale Price (House)

\$490,000

01 July 2019 to 31 December 2019

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.

**3 SHERRIFF RISE, PAKENHAM, VIC 3810** 3  2  2

Sale Price

****\$513,000**

Sale Date: 28/11/2019

Distance from Property: 280m

**5 ABERDEEN HTS, PAKENHAM, VIC 3810** 3  2  2

Sale Price

\$512,000

Sale Date: 01/11/2019

Distance from Property: 1.8km

**32 LEIGH DR, PAKENHAM, VIC 3810** 3  2  2

Sale Price

\$500,000

Sale Date: 03/10/2019

Distance from Property: 1.6km

This report has been compiled on 06/01/2020 by Ray White Pakenham. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

94 RACECOURSE ROAD, PAKENHAM, VIC 3810

Indicative selling price

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

Price Range:

\$495,000 to \$540,000

Median sale price

Median price

\$490,000

Property type

House

Suburb

PAKENHAM

Period

01 July 2019 to 31 December 2019

Source



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

3 SHERRIFF RISE, PAKENHAM, VIC 3810	**\$513,000	28/11/2019
5 ABERDEEN HTS, PAKENHAM, VIC 3810	\$512,000	01/11/2019
32 LEIGH DR, PAKENHAM, VIC 3810	\$500,000	03/10/2019

This Statement of Information was prepared on:

06/01/2020