



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)

36 Salvia Avenue, PAKENHAM, 3810

Indicative selling price

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

Single Price

or range between

\$480,000

&

\$520,000

Median sale price

Median price

\$523,250

Property type

House

Suburb

PAKENHAM, 3810

Period from

13/05/2018

to

11/01/2019

Source

Core Logic RP Data

Comparable property sale

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

13 Bronzewing Street, PAKENHAM, 3810 Victoria

\$475,000

23/10/2018

23 Bavaria Lane, PAKENHAM, 3810 Victoria

\$505,000

01/12/2018

105 Blue Horizons Way, PAKENHAM, 3810 Victoria

\$470,000

21/11/2018