



STATEMENT OF INFORMATION

39 POMEGRANATE WAY, PAKENHAM, VIC

PREPARED BY JACOB KOSTER, ALEX SCOTT LAND, PHONE: 0478 539 343

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 POMEGRANATE WAY, PAKENHAM,

 3  2  1

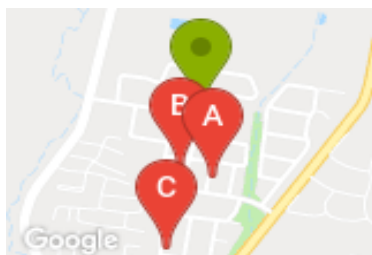
Indicative Selling Price

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

Price Range: \$420,000 to \$440,000

Provided by: Jacob Koster, Alex Scott Land

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$515,000

01 July 2017 to 30 June 2018

Provided by:  pricefinder

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.



6 BURDEKIN LANE, PAKENHAM, VIC 3810

 3  1  1

Sale Price

\$430,000

Sale Date: 01/07/2018

Distance from Property: 247m



9 TANGELO TCE, PAKENHAM, VIC 3810

 3  2  2

Sale Price

\$482,400

Sale Date: 11/05/2018

Distance from Property: 215m



1 MACADAMIA ST, PAKENHAM, VIC 3810

 3  1  1

Sale Price

\$450,000

Sale Date: 27/04/2018

Distance from Property: 511m



This report has been compiled on 06/08/2018 by Alex Scott Land. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address
Including suburb and

39 POMEGRANATE WAY, PAKENHAM, VIC

Indicative selling price

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

Price Range: \$420,000 to \$440,000

Median sale price

Median price

\$515,000

House

Unit

Suburb

PAKENHAM

Period

01 July 2017 to 30 June 2018

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	Price	Date of sale
6 BURDEKIN LANE, PAKENHAM, VIC 3810	\$430,000	01/07/2018
9 TANGELO TCE, PAKENHAM, VIC 3810	\$482,400	11/05/2018
1 MACADAMIA ST, PAKENHAM, VIC 3810	\$450,000	27/04/2018