

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**74 BLUEHILLS BOULEVARD, PAKENHAM,**  -  -  -

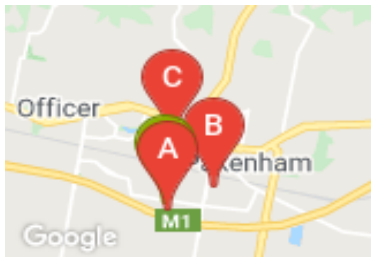
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$430000 to \$460000**

Provided by: Sam Paynter, LJ Hooker Pakenham

## MEDIAN SALE PRICE



**PAKENHAM, VIC, 3810**

Suburb Median Sale Price (House)

**\$487,750**

01 January 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.



**69 BLUE HORIZONS WAY, PAKENHAM, VIC**  3  2  2

Sale Price

**\$450,000**

Sale Date: 28/11/2019

Distance from Property: 219m 



**25 GRICE QDRT, PAKENHAM, VIC 3810**  3  1  2

Sale Price

**\$460,000**

Sale Date: 19/10/2019

Distance from Property: 1.4km 



**12 GULLQUIST WAY, PAKENHAM, VIC 3810**  3  1  2

Sale Price

**\*\$460,000**

Sale Date: 09/03/2020

Distance from Property: 1.8km 

This report has been compiled on 24/03/2020 by LJ Hooker Pakenham. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://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 1980

**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](http://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.

### Property offered for sale

Address  
Including suburb and

74 BLUEHILLS BOULEVARD, PAKENHAM, VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$430000 to \$460000

### Median sale price

Median price

\$487,750

Property type

House

Suburb

PAKENHAM

Period

01 January 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

69 BLUE HORIZONS WAY, PAKENHAM, VIC 3810	\$450,000	28/11/2019
25 GRICE QDRT, PAKENHAM, VIC 3810	\$460,000	19/10/2019
12 GULLQUIST WAY, PAKENHAM, VIC 3810	*\$460,000	09/03/2020

This Statement of Information was prepared

24/03/2020