



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	23 3 Manor View, Pakenham Vic 3810
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	9/19 Eagle Dr PAKENHAM 3810	\$350,000	05/01/2018
2	6/21-31 Parman Av PAKENHAM 3810	\$349,000	13/12/2017
3	4/3 Manor Vw PAKENHAM 3810	\$328,000	11/08/2017

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.

**Rooms:****Property Type:** Unit**Land Size:** 191.60 sqm approx**Agent Comments**

With only one neighbor (corner unit) and a good sized very private back yard complete with undercover eating area, shed and water tank, this unit is a stand out in Manor View. The garage is bigger than a double so you also have room for storage/working space.

Indicative Selling Price

\$330,000 - \$363,000

Median Unit Price

December quarter 2017: \$387,500

With only one neighbor (corner unit) and a good sized very private back yard complete with undercover eating area, shed and water tank, this unit is a stand out in Manor View. The garage is bigger than a double so you also have room for storage/working space. With motorized roller shutters, security doors, CCTV camera footage to estate, you can feel very secure here whilst enjoying your freedom and independence. Sweeping views over Heritage Springs, proximity to Heritage Springs Shopping Centre, schools, parks, transportation and the option of on site caravan storage- STA.

Comparable Properties

**9/19 Eagle Dr PAKENHAM 3810 (REI)****Agent Comments****Price:** \$350,000**Method:** Private Sale**Date:** 05/01/2018**Rooms:** 3**Property Type:** Unit**Land Size:** 216 sqm approx**6/21-31 Parman Av PAKENHAM 3810 (REI)****Agent Comments****Price:** \$349,000**Method:** Private Sale**Date:** 13/12/2017**Rooms:** -**Property Type:** Unit**4/3 Manor Vw PAKENHAM 3810 (REI/VG)****Agent Comments****Price:** \$328,000**Method:** Sold Before Auction**Date:** 11/08/2017**Rooms:** 3**Property Type:** Unit