



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	26 Bourkes Creek Road, Pakenham Upper Vic 3810
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	245 Morrison Rd PAKENHAM UPPER 3810	\$1,475,000	21/06/2017
2	775 Gembrook Rd PAKENHAM UPPER 3810	\$985,000	20/11/2017
3	75 Old Gembrook Rd PAKENHAM UPPER 3810	\$900,000	11/12/2017

**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.~~



Kathy Burgstahler

0437 192 335

sales@kathyburgstahler.com

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 15250 sqm approx

Agent Comments

**Indicative Selling Price**

\$990,000 - \$1,089,000

**Median House Price \***

12/06/2017 - 12/12/2017: \$710,000

\* Agent calculated median

There really is nothing to compare this property to within the area of Pakenham Upper. The large 4 bedroom 2 bathroom home has sweeping views over it's own little valley and has a wrap around deck that leads out to a resort style pool and spa area. It has a massive garage, workshop, double carport AND extra parking spaces in the front yard, and a big Rumpus/Studio/Guest house above the garage (and away from the house) that has a kitchen, bathroom, and huge entertaining area with views. There is a professional Gym located behind the garage that could double as a studio.

## Comparable Properties

**245 Morrison Rd PAKENHAM UPPER 3810 (REI/VG)**

Agent Comments

**Price:** \$1,475,000**Method:** Private Sale**Date:** 21/06/2017**Rooms:** -**Property Type:** House**775 Gembrook Rd PAKENHAM UPPER 3810 (REI)**

Agent Comments

**Price:** \$985,000**Method:** Private Sale**Date:** 20/11/2017**Rooms:** 4**Property Type:** House**Land Size:** 80940 sqm approx**75 Old Gembrook Rd PAKENHAM UPPER 3810 (REI)**

Agent Comments

**Price:** \$900,000**Method:** Private Sale**Date:** 11/12/2017**Rooms:** 7**Property Type:** House**Land Size:** 14973 sqm approx