

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

1/6 ANN CRESCENT PAKENHAM VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

3 STAR MEWS PAKENHAM VIC 3810	\$475,000	05-Jan-24
3/25 JAMES STREET PAKENHAM VIC 3810	\$450,000	12-Nov-23
11 ARLINGTON AVENUE PAKENHAM VIC 3810	\$470,000	06-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 16 April 2024

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**3 STAR MEWS PAKENHAM VIC 3810**

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Sold Price **\$475,000** Sold Date **05-Jan-24**Distance **0.47km****3/25 JAMES STREET PAKENHAM VIC 3810**

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Sold Price **\$450,000** Sold Date **12-Nov-23**Distance **0.56km****11 ARLINGTON AVENUE PAKENHAM VIC 3810**

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Sold Price **\$470,000** Sold Date **06-Dec-23**Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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