

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

3/13 PAKENHAM ROAD 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Sep 2022

to

31 Aug 2023

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

| | | |
|---|-----------|-----------|
| 1/5 BALMORAL WAY PAKENHAM VIC 3810 | \$510,000 | 05-Jun-23 |
| 1/2 ANDERSON STREET PAKENHAM VIC 3810 | \$495,000 | 18-Aug-23 |
| 1/27-29 ROGERS STREET PAKENHAM VIC 3810 | \$491,000 | 11-May-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: 20 September 2023



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1/5 BALMORAL WAY PAKENHAM VIC 3810

3 1 2

Sold Price

\$510,000

Sold Date

05-Jun-23

Distance

0.85km



1/2 ANDERSON STREET PAKENHAM VIC 3810

3 1 1

Sold Price

\$495,000

Sold Date

18-Aug-23

Distance

1.55km



1/27-29 ROGERS STREET PAKENHAM VIC 3810

3 1 1

Sold Price

^{RS} **\$491,000**

Sold Date

11-May-23

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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