

## 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

8 Montalto Drive Pakenham VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,500

Property type

Land

Suburb

Pakenham

Period-from

01 Mar 2020

to

28 Feb 2021

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

4 Montalto Drive Pakenham VIC 3810	\$735,100	15-Dec-20
18 Montalto Drive Pakenham VIC 3810	\$752,000	18-Dec-20
4 Page Close Pakenham VIC 3810	\$740,000	03-Feb-21

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: 01 March 2021

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**4 Montalto Drive Pakenham VIC 3810**

4 2 2

Sold Price

<sup>RS</sup> **\$735,100**

Sold Date **15-Dec-20**

Distance **0.03km**



**18 Montalto Drive Pakenham VIC 3810**

5 2 2

Sold Price

<sup>RS</sup> **\$752,000**

Sold Date **18-Dec-20**

Distance **0.08km**



**4 Page Close Pakenham VIC 3810**

4 2 2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date **03-Feb-21**

Distance **0.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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