

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

3/3 Jamieson Court 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/18-20 Rogers Street Pakenham VIC 3810	\$410,000	21-Feb-22
4/23 Princes Highway Pakenham VIC 3810	\$390,000	21-Oct-21
2/13 Snodgrass Street Pakenham VIC 3810	\$380,000	24-Oct-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 2022

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**2/18-20 Rogers Street Pakenham
VIC 3810**

 2  1  1

Sold Price

^{RS}

\$410,000

Sold Date

21-Feb-22

Distance

0.55km



**4/23 Princes Highway Pakenham
VIC 3810**

 2  1  1

Sold Price

\$390,000

Sold Date

21-Oct-21

Distance

0.95km



**2/13 Snodgrass Street Pakenham
VIC 3810**

 2  1  1

Sold Price

\$380,000

Sold Date

24-Oct-21

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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