

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

14/16-20 Cormorant Parade 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jun 2020

to

31 May 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

27 Albatross Drive Pakenham VIC 3810	\$772,500	24-May-21
37 Lakeside Boulevard Pakenham VIC 3810	\$570,000	07-Mar-21
1A Arbour Rise Pakenham VIC 3810	\$570,000	26-Jan-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: 12 June 2021



27 Albatross Drive Pakenham VIC 3810

Sold Price

RS

\$772,500

Sold Date

24-May-21

 2

 2

 2

Distance

0.1km



37 Lakeside Boulevard Pakenham VIC 3810

Sold Price

\$570,000

Sold Date

07-Mar-21

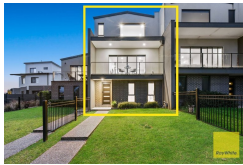
 3

 2

 2

Distance

0.37km



1A Arbour Rise Pakenham VIC 3810

Sold Price

Sold Date

26-Jan-21

 3

 2

 2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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