

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

1/14 THOMAS STREET 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Apr 2022

to

31 Mar 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

3/55 SANDALWOOD DRIVE PAKENHAM VIC 3810	\$524,500	27-Feb-23
86 HENRY STREET PAKENHAM VIC 3810	\$610,000	11-Apr-23
16 LANGLEY WAY PAKENHAM VIC 3810	\$570,000	26-Mar-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: 30 April 2023



3/55 SANDALWOOD DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price

^{RS}

\$524,500

Sold Date

27-Feb-23

Distance

0.33km



86 HENRY STREET PAKENHAM VIC 3810

4 2 2

Sold Price

^{RS}

\$610,000

Sold Date

11-Apr-23

Distance

0.74km



16 LANGLEY WAY PAKENHAM VIC 3810

3 2 2

Sold Price

^{RS}

\$570,000

Sold Date

26-Mar-23

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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