

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

5/8 McClenaghan Place 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

\$385,000

&

\$396,000

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

20/103 Army Road Pakenham VIC 3810	\$382,500	04-Mar-21
10/108 Ahern Road Pakenham VIC 3810	\$390,000	29-Mar-21
7/101 Ebony Drive Pakenham VIC 3810	\$410,000	08-Jun-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: 15 June 2021

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20/103 Army Road Pakenham VIC 3810

Sold Price

\$382,500

Sold Date

04-Mar-21

 2

 1

 1

Distance

0.09km



10/108 Ahern Road Pakenham VIC 3810

Sold Price

\$390,000

Sold Date

29-Mar-21

 3

 1

 1

Distance

0.71km



7/101 Ebony Drive Pakenham VIC 3810

Sold Price

^{RS} **\$410,000**

Sold Date

08-Jun-21

 2

 1

 1

Distance

0.93km



5/54-58 Pommel Street Pakenham VIC 3810

Sold Price

\$401,500

Sold Date

06-Apr-21

 2

 1

 1

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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