

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

9 Ascot Park Drive 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

\$425,000

&

\$467,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,493

Property type

Land

Suburb

Pakenham

Period-from

01 Oct 2018

to

30 Sep 2019

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 Maywood Street Pakenham VIC 3810	\$415,000	23-Jul-19
15 Maywood Street Pakenham VIC 3810	\$435,000	04-Mar-19

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: 23 October 2019



27 Maywood Street Pakenham VIC 3810

Sold Price

\$415,000

Sold Date

23-Jul-19

 3  2  1

Distance

0.09km



15 Maywood Street Pakenham VIC 3810

Sold Price

\$435,000

Sold Date

04-Mar-19

 3  2  1

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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