

## 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

8 Newbury Street Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$240,000

&

\$260,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$323,000

Property type

Land

Suburb

Pakenham

Period-from

01 Mar 2020

to

28 Feb 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

21 Newbury Street Pakenham VIC 3810	\$250,000	27-Aug-20
11 Hartney Avenue Pakenham VIC 3810	\$250,000	01-Jul-20

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: 31 March 2021



21 Newbury Street Pakenham VIC  
3810

Sold Price

\$250,000

Sold Date 27-Aug-20



Distance 0.08km



11 Hartney Avenue Pakenham VIC  
3810

Sold Price

Sold Date 01-Jul-20



Distance 0.16km

RS = Recent sale

UN = Undisclosed Sale

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