

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

3/25 JAMES 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2022

to

30 Sep 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

3/35 PRINCES HIGHWAY PAKENHAM VIC 3810	\$460,000	23-May-23
1/2 ANDERSON STREET PAKENHAM VIC 3810	\$495,000	18-Aug-23
3/2 ANDERSON STREET PAKENHAM VIC 3810	\$495,000	18-Aug-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: 25 October 2023

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**3/35 PRINCES HIGHWAY
PAKENHAM VIC 3810**

 3  1  2

Sold Price

\$460,000

Sold Date **23-May-23**

Distance

0.39km



**1/2 ANDERSON STREET
PAKENHAM VIC 3810**

 3  1  1

Sold Price

\$495,000

Sold Date **18-Aug-23**

Distance

0.32km



**3/2 ANDERSON STREET
PAKENHAM VIC 3810**

 3  2  2

Sold Price

Sold Date **18-Aug-23**

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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