

## 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

4 Sandpiper Close 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$509,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2019

to

31 May 2020

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 Petrel Circuit Pakenham VIC 3810 | \$580,000 | 08-May-19 |
| 2/2 The Entrance Pakenham VIC 3810 | \$657,500 | 17-Jun-20 |
| 43 Kiama Street Officer VIC 3809   | \$630,000 | 24-Mar-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: 24 June 2020



**3 Petrel Circuit Pakenham VIC 3810** Sold Price **\$580,000** Sold Date **08-May-19**

 3  2  2

Distance **0.44km**



**2/2 The Entrance Pakenham VIC 3810** Sold Price <sup>RS</sup> **\$657,500** Sold Date **17-Jun-20**

 3  2  2

Distance **0.57km**



**43 Kiama Street Officer VIC 3809** Sold Price **\$630,000** Sold Date **24-Mar-20**

 3  2  2

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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