

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

9/11 Hawk Avenue 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

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2020

to

31 Jan 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

5/11-13 King Street Pakenham VIC 3810	\$415,000	28-Oct-20
19/44 King Street Pakenham VIC 3810	\$395,000	20-Nov-20
7/5 Melissa Way Pakenham VIC 3810	\$400,000	08-Oct-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.~~

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5/11-13 King Street Pakenham VIC 3810

Sold Price

\$415,000

Sold Date

28-Oct-20

 3  1  2

Distance

1.09km



19/44 King Street Pakenham VIC 3810

Sold Price

\$395,000

Sold Date

20-Nov-20

 3  1  2

Distance

1.32km



7/5 Melissa Way Pakenham VIC 3810

Sold Price

\$400,000

Sold Date

08-Oct-20

 3  1  2

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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