

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 Jacaranda Way 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2021

to

31 Jan 2022

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

6 Delft Place Pakenham VIC 3810	\$725,000	04-Sep-21
149 Blue Horizons Way Pakenham VIC 3810	\$766,000	07-Nov-21
10 Viola Avenue Pakenham VIC 3810	\$700,000	23-Sep-21

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 February 2022


6 Delft Place Pakenham VIC 3810

Sold Price

\$725,000

Sold Date

04-Sep-21


4



2



2

Distance

0.43km

149 Blue Horizons Way Pakenham VIC 3810

Sold Price

\$766,000

Sold Date

07-Nov-21


4



2



2

Distance

0.2km

10 Viola Avenue Pakenham VIC 3810

Sold Price

\$700,000

Sold Date

23-Sep-21


4



2



2

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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