

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

110 ARMY ROAD 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$464,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2021

to

30 Sep 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

17 ATLANTIC DRIVE PAKENHAM VIC 3810	\$560,000	14-May-22
5 REGINALD CLOSE PAKENHAM VIC 3810	\$592,500	06-Jun-22
26 HAWKESBURY STREET PAKENHAM VIC 3810	\$618,000	25-Jul-22

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 October 2022

**17 ATLANTIC DRIVE PAKENHAM
VIC 3810**

3 2 2

Sold Price

\$560,000

Sold Date

14-May-22

Distance

1.05km**5 REGINALD CLOSE PAKENHAM
VIC 3810**

3 2 2

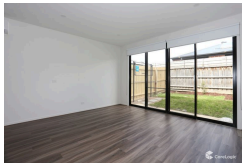
Sold Price

\$592,500

Sold Date

06-Jun-22

Distance

1.17km**26 HAWKESBURY STREET
PAKENHAM VIC 3810**

3 2 1

Sold Price

\$618,000

Sold Date

25-Jul-22

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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