

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

5 Quirk 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

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2020

to

31 Oct 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

3 Webb Court Pakenham VIC 3810	\$633,000	04-May-21
22 Belmont Crescent Pakenham VIC 3810	\$630,000	20-Sep-21
7 Quirk Road Pakenham VIC 3810	\$635,000	15-Nov-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: 26 November 2021


3 Webb Court Pakenham VIC 3810

Sold Price

\$633,000

Sold Date

04-May-21
 4

 2

 2

Distance

0.26km

22 Belmont Crescent Pakenham VIC 3810

Sold Price

\$630,000

Sold Date

20-Sep-21
 4

 2

 2

Distance

0.45km

7 Quirk Road Pakenham VIC 3810

Sold Price

^{RS} **\$635,000**

Sold Date

15-Nov-21
 4

 2

 2

Distance

0.01km
RS = Recent sale

UN = Undisclosed Sale

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