

## 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

19 WITHERS COURT 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

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2021

to

28 Feb 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 3 LOMANDRA COURT PAKENHAM VIC 3810   | \$965,000 | 01-Feb-22 |
| 19 SUNDEW CRESCENT PAKENHAM VIC 3810 | \$955,000 | 31-Oct-21 |
| 5 BLUE BELL COURT PAKENHAM VIC 3810  | \$900,000 | 05-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.~~

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**3 LOMANDRA COURT PAKENHAM  
VIC 3810**

5 2 2

Sold Price

<sup>RS</sup> **\$965,000**

Sold Date

**01-Feb-22**

Distance

**0.64km**



**19 SUNDEW CRESCENT  
PAKENHAM VIC 3810**

4 2 2

Sold Price

**\$955,000**

Sold Date

**31-Oct-21**

Distance

**0.55km**



**5 BLUE BELL COURT PAKENHAM  
VIC 3810**

4 2 2

Sold Price

**\$900,000**

Sold Date

**05-Nov-21**

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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