

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

2 Avon River 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Pakenham

Period-from

01 Dec 2019

to

30 Nov 2020

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 Pelican Place Pakenham VIC 3810	\$785,000	04-Nov-20
4 Cormorant Parade Pakenham VIC 3810	\$900,000	18-Aug-20
18 Accord Avenue Officer VIC 3809	\$835,000	25-Sep-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.~~

This Statement of Information was prepared on: 10 December 2020



3 Pelican Place Pakenham VIC 3810 Sold Price ^{RS} **\$785,000** Sold Date **04-Nov-20**

 4  2  2

Distance **1.05km**



4 Cormorant Parade Pakenham VIC 3810 Sold Price **\$900,000** Sold Date **18-Aug-20**

 4  2  2

Distance **1.21km**



18 Accord Avenue Officer VIC 3809 Sold Price **\$835,000** Sold Date **25-Sep-20**

 4  2  2

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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