

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 Capri Court 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

\$500,000

&

\$550,000

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

8 Belmont Crescent Pakenham VIC 3810	\$540,000	19-Dec-20
24 Gillian Place Pakenham VIC 3810	\$550,000	18-Dec-20
12 Amberley Drive Pakenham VIC 3810	\$530,000	04-Dec-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: 22 December 2020



8 Belmont Crescent Pakenham VIC 3810

Sold Price

^{RS} **\$540,000** Sold Date **19-Dec-20**
 4  2  2

Distance **3.49km**


24 Gillian Place Pakenham VIC 3810

Sold Price

^{RS} **\$550,000** Sold Date **18-Dec-20**
 4  2  2

Distance **1.23km**


12 Amberley Drive Pakenham VIC 3810

Sold Price

^{RS} **\$530,000** Sold Date **04-Dec-20**
 4  2  2

Distance **1.78km**
RS = Recent sale

UN = Undisclosed Sale

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