

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

7 Lorraine 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2019

to

31 Oct 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

5 Lorraine Court Pakenham VIC 3810	\$485,000	08-Aug-20
46 Bluegrass Crescent Pakenham VIC 3810	\$500,000	06-Jul-20
37 Simon Drive Pakenham VIC 3810	\$500,000	18-Jul-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: 11 November 2020

Simone Perrin
M 0490156055
E simone.p@neilsonpartners.com.au



5 Lorraine Court Pakenham VIC 3810

3 1 6

Sold Price **\$485,000** Sold Date **08-Aug-20**

Distance **0.02km**



46 Bluegrass Crescent Pakenham VIC 3810

3 1 3

Sold Price **\$500,000** Sold Date **06-Jul-20**

Distance **0.31km**



37 Simon Drive Pakenham VIC 3810

3 2 2

Sold Price

Sold Date **18-Jul-20**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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