

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

11 Jennifer 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

\$573,500

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2020

to

30 Sep 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

5 Sacha Drive Pakenham VIC 3810	\$540,000	29-Jul-21
175 Ahern Road Pakenham VIC 3810	\$536,000	29-Jul-21
55 Fallingwater Drive Pakenham VIC 3810	\$548,500	18-Oct-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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5 Sacha Drive Pakenham VIC 3810

Sold Price

\$540,000

Sold Date

29-Jul-21

 3  2  1

Distance

0.16km



175 Ahern Road Pakenham VIC 3810

Sold Price

\$536,000

Sold Date

29-Jul-21

 3  2  1

Distance

0.26km



55 Fallingwater Drive Pakenham VIC 3810

Sold Price

^{RS} **\$548,500**

Sold Date

18-Oct-21

 3  2  1

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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