

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

1/11 HAWK AVENUE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jan 2022

to

31 Dec 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

1/27 HENTY STREET PAKENHAM VIC 3810	\$490,000	14-Oct-22
3/46 JOHN STREET PAKENHAM VIC 3810	\$495,000	26-Jul-22
17/108 AHERN ROAD PAKENHAM VIC 3810	\$495,000	17-Aug-22

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: 09 January 2023

Terri Fellows
P 0410 029 953
M 0400 573 483
E info@fellowsrealestate.com.au



**1/27 HENTY STREET PAKENHAM
VIC 3810**

 3  1  1

Sold Price

\$490,000

Sold Date

14-Oct-22

Distance

1.66km



**3/46 JOHN STREET PAKENHAM
VIC 3810**

 3  1  1

Sold Price

\$495,000

Sold Date

26-Jul-22

Distance

1.29km



**17/108 AHERN ROAD PAKENHAM
VIC 3810**

 3  1  1

Sold Price

Sold Date

17-Aug-22

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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