

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Arbour Rise 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

*House

X

*Unit

Suburb

Pakenham

Period-from

01 Sep 2018

to

31 Aug 2019

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

2 St Leonard Way Pakenham VIC 3810	\$645,000	14-Sep-17
59 Skyline Drive Officer VIC 3809	\$650,000	02-Mar-18
26 Rose Garden Avenue Officer VIC 3809	\$665,000	23-Apr-18

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: 05 September 2019

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2 St Leonard Way Pakenham VIC 3810

Sold Price

\$645,000

Sold Date

14-Sep-17

3

2

2

Distance

0.3km



59 Skyline Drive Officer VIC 3809

Sold Price

\$650,000

Sold Date

02-Mar-18

3

2

2

Distance

1.2km



26 Rose Garden Avenue Officer VIC 3809

Sold Price

\$665,000

Sold Date

23-Apr-18

3

2

2

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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