

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

3 Leigh Drive 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

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2019

to

30 Apr 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

6 Christopher Close Pakenham VIC 3810	\$485,000	30-Dec-19
84 Ebony Drive Pakenham VIC 3810	\$488,000	30-Nov-19
14 Darvell Court Pakenham VIC 3810	\$491,500	15-Mar-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: 19 May 2020



6 Christopher Close Pakenham VIC 3810

Sold Price

\$485,000

Sold Date

30-Dec-19



3



2



2

Distance

0.19km



84 Ebony Drive Pakenham VIC 3810

Sold Price

\$488,000

Sold Date

30-Nov-19



3



2



2

Distance

0.65km



14 Darvell Court Pakenham VIC 3810

Sold Price

\$491,500

Sold Date

15-Mar-20



3



2



3

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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