

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 Mia 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

\$675,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

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

7 Justin Place Pakenham VIC 3810	\$705,000	05-May-21
2 Almond Grove Pakenham VIC 3810	\$685,627	10-May-21
25 St Leonard Way Pakenham VIC 3810	\$710,000	06-Jul-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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7 Justin Place Pakenham VIC 3810

Sold Price

\$705,000

Sold Date

05-May-21

 4  2  2

Distance

0.78km



2 Almond Grove Pakenham VIC 3810

Sold Price

\$685,627

Sold Date

10-May-21

 4  2  2

Distance

0.83km



25 St Leonard Way Pakenham VIC 3810

Sold Price

\$710,000

Sold Date

06-Jul-21

 4  2  2

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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