

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

6 PENARIE PLACE 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

\$631,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2021

to

31 Jul 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 MARISA PLACE PAKENHAM VIC 3810	\$530,000	06-Jun-22
3 NEMO STREET PAKENHAM VIC 3810	\$502,000	19-Jul-22
9 CARROLL WALK PAKENHAM VIC 3810	\$540,000	28-Jun-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: 10 August 2022



1 MARISA PLACE PAKENHAM VIC 3810

Sold Price **\$530,000** Sold Date **06-Jun-22**

 3  2  2

Distance **2.35km**



3 NEMO STREET PAKENHAM VIC 3810

Sold Price ^{RS} **\$502,000** Sold Date **19-Jul-22**

 3  2  2

Distance **2.58km**



9 Carroll Walk, Pakenham

9 CARROLL WALK PAKENHAM VIC 3810

Sold Price ^{RS} **\$540,000** Sold Date **28-Jun-22**

 3  2  2

Distance **2.76km**

RS = Recent sale UN = Undisclosed Sale

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