

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 Caspian Chase 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2020

to

31 May 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

6 Jonathan Place Pakenham VIC 3810	\$662,500	24-Feb-21
21 Lucerne Circuit Pakenham VIC 3810	\$650,000	07-Jun-21
8 Christopher Close Pakenham VIC 3810	\$650,000	04-Jun-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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6 Jonathan Place Pakenham VIC 3810

4 2 2

Sold Price

\$662,500

Sold Date

24-Feb-21

Distance

0.28km



21 Lucerne Circuit Pakenham VIC 3810

3 2 2

Sold Price

^{RS} **\$650,000**

Sold Date

07-Jun-21

Distance

0.42km



8 Christopher Close Pakenham VIC 3810

4 2 2

Sold Price

Sold Date

04-Jun-21

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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