

## 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

2/5 JAMIESON COURT PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jun 2021

to

31 May 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

3/22 ROGERS STREET PAKENHAM VIC 3810	\$565,000	28-Mar-22
22C AHERN ROAD PAKENHAM VIC 3810	\$587,500	14-Feb-22
6A JACQUELINE PLACE PAKENHAM VIC 3810	\$605,000	27-Apr-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: 07 June 2022

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**3/22 ROGERS STREET PAKENHAM  
VIC 3810**

Sold Price

**\$565,000**

Sold Date

**28-Mar-22**



3



2



2

Distance

**0.5km**



**22C AHERN ROAD PAKENHAM VIC  
3810**

Sold Price

**\$587,500**

Sold Date

**14-Feb-22**



3



2



1

Distance

**1.38km**



**6A JACQUELINE PLACE  
PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date

**27-Apr-22**



4



2



2

Distance

**1.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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