

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 Tangelo Terrace 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

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2019

to

30 Sep 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

2 Leicester Square Pakenham VIC 3810	\$450,000	20-Jul-20
22 Rosella Avenue Pakenham VIC 3810	\$485,000	17-Jun-20
90 Dusseldorp Avenue Pakenham VIC 3810	\$450,000	03-Jun-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.~~

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2 Leicester Square Pakenham VIC 3810

Sold Price

\$450,000

Sold Date

20-Jul-20

 3  2  1

Distance

1.91km



22 Rosella Avenue Pakenham VIC 3810

Sold Price

\$485,000

Sold Date

17-Jun-20

 3  2  1

Distance

3.13km



90 Dusseldorp Avenue Pakenham VIC 3810

Sold Price

\$450,000

Sold Date

03-Jun-20

 3  2  1

Distance

3.19km

RS = Recent sale

UN = Undisclosed Sale

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