

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

6/166 Princes Highway 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2020

to

28 Feb 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

17/31 Syme Road Pakenham VIC 3810	\$428,000	19-Feb-21
1/35 Meaby Drive Pakenham VIC 3810	\$430,000	15-Dec-20
2 Patena Walk Pakenham VIC 3810	\$400,000	01-Mar-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.~~

This Statement of Information was prepared on: 15 March 2021



17/31 Syme Road Pakenham VIC 3810

 3  2  2

Sold Price

^{RS} **\$428,000**

Sold Date

19-Feb-21

Distance

1.04km



1/35 Meaby Drive Pakenham VIC 3810

 3  2  2

Sold Price

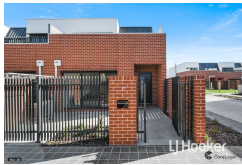
^{RS} **\$430,000**

Sold Date

15-Dec-20

Distance

1.44km



2 Patena Walk Pakenham VIC 3810

 3  2  2

Sold Price

^{RS} **\$400,000**

Sold Date

01-Mar-21

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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