

## 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

96 Station Street 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2020

to

30 Sep 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 2 Versace Court Pakenham VIC 3810   | \$498,000 | 08-Oct-21 |
| 66 Pommel Street Pakenham VIC 3810  | \$495,000 | 11-May-21 |
| 27 Central Avenue Pakenham VIC 3810 | \$490,000 | 14-Jul-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: 19 October 2021



**2 Versace Court Pakenham VIC 3810**

3   2   2

Sold Price <sup>RS</sup> **\$498,000** Sold Date **08-Oct-21**

Distance **1.04km**



**66 Pommel Street Pakenham VIC 3810**

3   2   2

Sold Price **\$495,000** Sold Date **11-May-21**

Distance **1.54km**



**27 Central Avenue Pakenham VIC 3810**

3   2   2

Sold Price **\$490,000** Sold Date **14-Jul-21**

Distance **1.86km**

RS = Recent sale      UN = Undisclosed Sale

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