

## 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

10 JOHNSONS PLACE 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

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2021

to

31 Mar 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

34 UNION AVENUE PAKENHAM VIC 3810	\$627,500	08-Nov-21
6 MCGILL COURT PAKENHAM VIC 3810	\$635,000	04-Nov-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: 28 April 2022

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**34 UNION AVENUE PAKENHAM  
VIC 3810**

Sold Price

**\$627,500**

Sold Date

**08-Nov-21**



3



2



2

Distance

**0.31km**



**6 MCGILL COURT PAKENHAM VIC  
3810**

Sold Price

**\$635,000**

Sold Date

**04-Nov-21**



3



2



4

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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