

# 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 2/31 James 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)

Price Range

\$395,000

&

\$434,500

### Median sale price

Median price

\$464,500

Property Type

Unit

Suburb

Pakenham (3810)

Period - From

01/11/2021

to

31/10/2022

Source

Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--------------------------------------|-----------|--------------|
| 4/2 TANIA COURT, PAKENHAM VIC 3810   | \$425,000 | 12/10/2022   |
| 1/25 JAMES STREET, PAKENHAM VIC 3810 | \$400,000 | 29/06/2022   |
| 3/1-5 KING STREET, PAKENHAM VIC 3810 | \$415,000 | 28/06/2022   |

This Statement of Information was prepared on: 02/11/2022