

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

1 St Leonard Way 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,750

Property type

House

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

4 Cormorant Parade Pakenham VIC 3810	\$900,000	18-Aug-20
46 Darwin Way Pakenham VIC 3810	\$870,000	16-Jul-20
8 Arbour Rise Pakenham VIC 3810	\$850,000	17-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.~~

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4 Cormorant Parade Pakenham VIC 3810 Sold Price **\$900,000** Sold Date **18-Aug-20**

4 2 2

Distance **0.5km**



46 Darwin Way Pakenham VIC 3810 Sold Price **\$870,000** Sold Date **16-Jul-20**

4 2 2

Distance **0.86km**



8 Arbour Rise Pakenham VIC 3810 Sold Price ^{RS} **\$850,000** Sold Date **17-Mar-21**

4 2 2

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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