

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

4 Quirk Road 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2021

to

31 Jan 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

7 Hood Place Pakenham VIC 3810	\$660,000	27-Nov-20
14 Villella Drive Pakenham VIC 3810	\$643,000	13-Feb-21
5 Quirk Road Pakenham VIC 3810	\$640,000	06-Dec-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: 23 February 2022



7 Hood Place Pakenham VIC 3810 Sold Price **\$660,000** Sold Date **27-Nov-20**

 4  2  2

Distance **0.3km**



14 Villella Drive Pakenham VIC 3810 Sold Price **\$643,000** Sold Date **13-Feb-21**

 4  2  2

Distance **0.12km**



5 Quirk Road Pakenham VIC 3810 Sold Price **\$640,000** Sold Date **06-Dec-21**

 4  2  2

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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