

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

4/21 Pakenham 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$383,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Dec 2019

to

30 Nov 2020

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

8/1 Walnut Way Pakenham VIC 3810	\$400,000	20-Nov-20
9/98 Ahern Road Pakenham VIC 3810	\$395,000	22-Aug-20
16 Main Street Pakenham VIC 3810	\$435,000	31-Jul-20

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: 02 December 2020



8/1 Walnut Way Pakenham VIC 3810

 3  2  2

Sold Price

^{RS} **\$400,000** Sold Date **20-Nov-20**

Distance **1.07km**



9/98 Ahern Road Pakenham VIC 3810

 3  1  1

Sold Price

^{RS} **\$395,000** Sold Date **22-Aug-20**

Distance **1.69km**



16 Main Street Pakenham VIC 3810

 3  2  1

Sold Price

\$435,000 Sold Date **31-Jul-20**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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