

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 Baltaser Drive 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2020

to

31 Jan 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

8 Waterside Drive Pakenham VIC 3810	\$710,000	23-Nov-20
21 Maggiore Crescent Pakenham VIC 3810	\$625,000	01-Feb-21
14 Sheffield Close Pakenham VIC 3810	\$606,500	12-Feb-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: 22 February 2021

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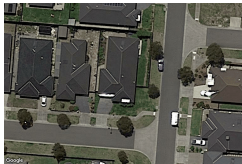
8 Waterside Drive Pakenham VIC 3810

3 2 2

Sold Price

^{RS} **\$710,000** Sold Date **23-Nov-20**

Distance **1.35km**



21 Maggiore Crescent Pakenham VIC 3810

3 2 2

Sold Price

^{RS} **\$625,000** Sold Date **01-Feb-21**

Distance **1.46km**



14 Sheffield Close Pakenham VIC 3810

3 2 2

Sold Price

^{RS} **\$606,500** Sold Date **12-Feb-21**

Distance **1.94km**

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

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