

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 Frere Close 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2020

to

31 May 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

6 Westwood Grove Pakenham VIC 3810	\$610,000	18-Mar-21
10 Unicorn Street Pakenham VIC 3810	\$609,000	26-Jan-21
8 Edmund Street Pakenham VIC 3810	\$608,000	28-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: 16 June 2021



6 Westwood Grove Pakenham VIC 3810

 3  2  2

Sold Price

\$610,000

Sold Date

18-Mar-21

Distance

0.7km



10 Unicorn Street Pakenham VIC 3810

 4  2  2

Sold Price

\$609,000

Sold Date

26-Jan-21

Distance

1.38km



8 Edmund Street Pakenham VIC 3810

 4  2  2

Sold Price

\$608,000

Sold Date

28-Feb-21

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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