

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

2 Hampstead Street 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2021

to

31 Dec 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

21 Moore Mews Pakenham VIC 3810	\$600,000	20-Sep-21
28 Turnbridge Road Officer VIC 3809	\$635,000	16-Nov-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: 18 January 2022



21 Moore Mews Pakenham VIC 3810 Sold Price **\$600,000** Sold Date **20-Sep-21**

3 2 2

Distance **0.72km**



28 Turnbridge Road Officer VIC 3809 Sold Price **\$635,000** Sold Date **16-Nov-21**

3 2 2

Distance **0.91km**

28 Turnbridge Road Officer VIC 3809

RS = Recent sale

UN = Undisclosed Sale

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