

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

8/9 ROGERS 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jun 2021

to

31 May 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

8/98 AHERN ROAD PAKENHAM VIC 3810	\$440,000	12-Mar-22
19/11 HAWK AVENUE PAKENHAM VIC 3810	\$437,000	17-Feb-22
5/36-38 KING STREET PAKENHAM VIC 3810	\$429,999	03-Mar-22

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: 14 June 2022



8/98 AHERN ROAD PAKENHAM VIC 3810

 3  1  1

Sold Price **\$440,000** Sold Date **12-Mar-22**

Distance **2.03km**



19/11 HAWK AVENUE PAKENHAM VIC 3810

 3  1  1

Sold Price **\$437,000** Sold Date **17-Feb-22**

Distance **1.31km**



5/36-38 KING STREET PAKENHAM VIC 3810

 3  1  1

Sold Price **\$429,999** Sold Date **03-Mar-22**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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