

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

12/18-20 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2019

to

30 Jun 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

29/3 Manor View Pakenham VIC 3810	\$360,000	12-Jun-20
2/28A Henry Street Pakenham VIC 3810	\$343,000	22-Jul-20
4/11-13 King Street Pakenham VIC 3810	\$370,000	24-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: 29 July 2020



29/3 Manor View Pakenham VIC 3810

Sold Price

^{RS}

\$360,000

Sold Date

12-Jun-20

 2

 1

 1

Distance

0.78km



2/28A Henry Street Pakenham VIC 3810

Sold Price

^{RS}

\$343,000

Sold Date

22-Jul-20

 2

 1

 1

Distance

0.87km



4/11-13 King Street Pakenham VIC 3810

Sold Price

^{RS}

\$370,000

Sold Date

24-Jul-20

 3

 1

 1

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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