

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

5/5 Pakenham Street Blackburn VIC 3130

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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Mar 2020

to

28 Feb 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

4/8 Simpsons Road Box Hill VIC 3128	\$660,000	12-Dec-20
5/27 Albion Road Box Hill VIC 3128	\$650,000	06-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: 09 March 2021



4/8 Simpsons Road Box Hill VIC 3128

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **12-Dec-20**

 2  1  1

Distance **0.84km**



5/27 Albion Road Box Hill VIC 3128

Sold Price ^{RS} **\$650,000** Sold Date **06-Feb-21**

 2  1  1

Distance **1.57km**

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

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