

## 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

19 Warbler Street Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2019

to

30 Sep 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 21 Fallingwater Drive Pakenham VIC 3810 | \$705,000 | 14-May-20 |
| 51 Park Orchard Drive Pakenham VIC 3810 | \$650,000 | 24-Jun-20 |
| 7 Edgeware Close Pakenham VIC 3810      | \$665,000 | 25-Aug-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: 14 October 2020



**21 Fallingwater Drive Pakenham VIC 3810** Sold Price **\$705,000** Sold Date **14-May-20**

 5  2  2

Distance **3.74km**



**51 Park Orchard Drive Pakenham VIC 3810** Sold Price **\$650,000** Sold Date **24-Jun-20**

 4  2  2

Distance **0.74km**



**7 Edgeware Close Pakenham VIC 3810** Sold Price <sup>RS</sup> **\$665,000** Sold Date **25-Aug-20**

 4  2  2

Distance **1.15km**

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

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