

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

40 Arthur Phillip Drive 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,750

Property type

House

Suburb

Pakenham

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

7 Federation Court Pakenham VIC 3810	\$767,000	12-Mar-21
2 Lyrebird Avenue Pakenham VIC 3810	\$740,000	09-Jan-21
3 Landy Circuit Pakenham VIC 3810	\$760,000	25-Nov-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: 16 March 2021



7 Federation Court Pakenham VIC 3810

Sold Price

^{RS}
\$767,000

Sold Date

12-Mar-21
 4  2  4

Distance

0.49km


2 Lyrebird Avenue Pakenham VIC 3810

Sold Price

\$740,000

Sold Date

09-Jan-21
 4  2  4

Distance

0.84km


3 Landy Circuit Pakenham VIC 3810

Sold Price

\$760,000

Sold Date

25-Nov-20
 4  2  2

Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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