

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

6 Lauren Square 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,500

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2020

to

31 Oct 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

8 Lauren Square Pakenham VIC 3810	\$521,000	20-Oct-21
9 Lauren Square Pakenham VIC 3810	\$510,000	12-Oct-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: 01 November 2021

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8 Lauren Square Pakenham VIC 3810

 3  1  2

Sold Price

^{RS}

\$521,000

Sold Date

20-Oct-21

Distance

0.01km



9 Lauren Square Pakenham VIC 3810

 3  1  2

Sold Price

^{RS}

\$510,000

Sold Date

12-Oct-21

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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