

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

1 Michigan Grange 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2019

to

31 Dec 2019

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

| | | |
|---|-----------|-----------|
| 14 Fallingwater Drive Pakenham VIC 3810 | \$700,000 | 10-Sep-19 |
| 16 Eliza Heights Pakenham VIC 3810 | \$689,000 | 26-Sep-19 |
| 18 Wynen Court Pakenham VIC 3810 | \$680,000 | 05-Sep-19 |

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 January 2020



14 Fallingwater Drive Pakenham VIC 3810

 4  3  2

Sold Price **\$700,000** Sold Date **10-Sep-19**

Distance **1.41km**



16 Eliza Heights Pakenham VIC 3810

 5  2  2

Sold Price ^{RS} **\$689,000** Sold Date **26-Sep-19**

Distance **0.76km**



18 Wynen Court Pakenham VIC 3810

 4  2  2

Sold Price **\$680,000** Sold Date **05-Sep-19**

Distance **1.03km**

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

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