

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

7 Tangelo Terrace 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

\$450,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2020

to

31 Jan 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

6 Tangelo Terrace Pakenham VIC 3810	\$473,500	27-Oct-20
3 Burdekin Lane Pakenham VIC 3810	\$473,000	19-Nov-19
14 Cherry Blossom Chase Pakenham VIC 3810	\$465,000	13-Aug-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: 10 February 2021



6 Tangelo Terrace Pakenham VIC 3810

3 2 1

Sold Price

\$473,500

Sold Date **27-Oct-20**

Distance **0.05km**



3 Burdekin Lane Pakenham VIC 3810

3 2 2

Sold Price

\$473,000

Sold Date **19-Nov-19**

Distance **0.08km**



14 Cherry Blossom Chase Pakenham VIC 3810

4 2 2

Sold Price

\$465,000

Sold Date **13-Aug-19**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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