

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

11/11 HAWK AVENUE 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2022

to

30 Apr 2023

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

1/7 OSBORN GROVE PAKENHAM VIC 3810	\$548,000	09-Feb-23
1/11 HAWK AVENUE PAKENHAM VIC 3810	\$505,000	17-Jan-23
8/35-41 HENRY STREET PAKENHAM VIC 3810	\$495,000	25-Mar-23

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: 20 May 2023



**1/7 OSBORN GROVE PAKENHAM
VIC 3810**

Sold Price **\$548,000** Sold Date **09-Feb-23**

 3  2  2

Distance **1.16km**



**1/11 HAWK AVENUE PAKENHAM
VIC 3810**

Sold Price **\$505,000** Sold Date **17-Jan-23**

 3  1  1

Distance **0.14km**



**8/35-41 HENRY STREET
PAKENHAM VIC 3810**

Sold Price **\$495,000** Sold Date **25-Mar-23**

 3  2  1

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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