

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

4/27 Princes Highway 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jun 2020

to

31 May 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

4/7 Princes Highway Pakenham VIC 3810	\$347,500	09-Feb-21
7/25 King Street Pakenham VIC 3810	\$380,000	21-Jan-21
5/7-9 Snodgrass Street Pakenham VIC 3810	\$360,000	04-Mar-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.~~

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4/7 Princes Highway Pakenham VIC 3810 Sold Price **\$347,500** Sold Date **09-Feb-21**

2 1 1

Distance **0.29km**



7/25 King Street Pakenham VIC 3810 Sold Price **\$380,000** Sold Date **21-Jan-21**

2 1 1

Distance **0.36km**



5/7-9 Snodgrass Street Pakenham VIC 3810 Sold Price **\$360,000** Sold Date **04-Mar-21**

2 1 1

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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