

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

3/8 CHARLES STREET 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2021

to

30 Apr 2022

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

3/2 JAMIESON COURT PAKENHAM VIC 3810	\$430,000	06-Apr-22
3/3 JAMIESON COURT PAKENHAM VIC 3810	\$405,000	12-Apr-22
32 TITAN LODGE WALK PAKENHAM VIC 3810	\$440,000	11-Jan-22

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: 23 May 2022



3/2 JAMIESON COURT PAKENHAM VIC 3810

2 1 1

Sold Price

^{RS} **\$430,000** Sold Date **06-Apr-22**

Distance **0.23km**



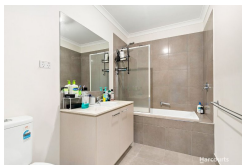
3/3 JAMIESON COURT PAKENHAM VIC 3810

2 1 1

Sold Price

^{RS} **\$405,000** Sold Date **12-Apr-22**

Distance **0.24km**



32 TITAN LODGE WALK PAKENHAM VIC 3810

2 1 1

Sold Price

\$440,000 Sold Date **11-Jan-22**

Distance **0.63km**



2/18-20 ROGERS STREET PAKENHAM VIC 3810

2 1 1

Sold Price

\$410,000 Sold Date **01-Feb-22**

Distance **0.77km**



6 STAR MEWS PAKENHAM VIC 3810

2 2 1

Sold Price

\$445,000 Sold Date **10-Dec-21**

Distance **0.91km**

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

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