

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

8 Naomi 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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2019

to

31 May 2020

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

8 Shirley Street Pakenham VIC 3810	\$470,000	25-Jan-20
10 Haakman Way Pakenham VIC 3810	\$470,000	11-May-20
81 Caversham Drive Pakenham VIC 3810	\$470,000	25-May-20

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: 03 June 2020



8 Shirley Street Pakenham VIC 3810 Sold Price **\$470,000** Sold Date **25-Jan-20**

 3  2  2

Distance **0.15km**



10 Haakman Way Pakenham VIC 3810 Sold Price ^{RS} **\$470,000** Sold Date **11-May-20**

 3  2  2

Distance **0.44km**



81 Caversham Drive Pakenham VIC 3810 Sold Price **\$470,000** Sold Date **25-May-20**

 3  2  2

Distance **0.77km**

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

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