

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

10/3 Manor View 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

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2020

to

30 Jun 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

1/37 Eagle Drive Pakenham VIC 3810	\$480,000	16-Jun-21
18/3 Manor View Pakenham VIC 3810	\$485,000	01-Mar-21
26/3 Manor View Pakenham VIC 3810	\$460,000	23-Jan-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.~~

This Statement of Information was prepared on: 03 July 2021



1/37 Eagle Drive Pakenham VIC 3810

 3  2  2

Sold Price

^{RS} **\$480,000**

Sold Date

16-Jun-21

Distance

1.52km



18/3 Manor View Pakenham VIC 3810

 3  1  2

Sold Price

\$485,000

Sold Date

01-Mar-21

Distance

0.1km



26/3 Manor View Pakenham VIC 3810

 3  1  1

Sold Price

\$460,000

Sold Date

23-Jan-21

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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