

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

7 Paxton Link 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2021

to

31 Dec 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

9 Lehmann Grove Pakenham VIC 3810	\$680,000	30-Jun-21
11 Page Close Pakenham VIC 3810	\$680,000	10-Sep-21
28 Macquarie Circuit Pakenham VIC 3810	\$675,000	25-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: 29 January 2022

Casey Estate Agents

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9 Lehmann Grove Pakenham VIC 3810

Sold Price

\$680,000

Sold Date

30-Jun-21

4 2 2

Distance

0.18km

11 Page Close Pakenham VIC 3810

Sold Price

Sold Date

10-Sep-21

4 2 2

Distance

0.32km

28 Macquarie Circuit Pakenham VIC 3810

Sold Price

^{RS} **\$675,000** ^{UN}

Sold Date

25-Jan-22

4 2 2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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