

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

6 DOWD COURT 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2021

to

31 May 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

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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Jess Ostrom

P 03 5941 4444

M 0427 071 270

E jess.o@neilsonpartners.com.au



**45 MEEKING DRIVE PAKENHAM
VIC 3810**

 3  1  2

Sold Price

^{RS}

\$587,500

Sold Date

06-Jun-22

Distance

0.37km



**71 SMETHURST AVENUE
PAKENHAM VIC 3810**

 3  2  2

Sold Price

\$550,000

Sold Date

19-Mar-22

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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